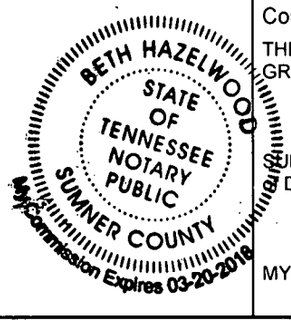
D278
P413

# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sabrina N. Tonn | Fairway Independent Mortgage Corporation | 10804013800 |
| (NAME) | (NAME) | |
| 1021 Edmondson Circle | 783 Old Hickory Blvd Suite 320E | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jenny Beadle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sabrina N. Tonn, a sisngle woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 326 on the Plan of Lockwood, Section 6, as of record in Plat Book 6250, Page 235 (erroneously referenced as 325 on prior conveyance), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenny Beadle, an unmarried woman, by Special Warranty Deed from LaSalle Bank National Association as Trustee, of record in Instrument No. 20081024-0106521, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 816 Restover Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 11th day of December, 2015.

BILL GARRETT, Davidson County
Trans:T20150105151 DEEDWARR
Recvd: 12/14/15 10:16 2 pgs
Fees:13.00 Taxes:703.00
20151214-0125215

Jenny Beadle

State of Tennessee
County of Williamson

Personally appeared before me Jenny Beadle, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of December, 2015.

Notary Public
My Commission Expires: _____

File No.: 10278

