BILL GARRETT, Davidson County
Trans:T20160003182 DEEDWARR
Recvd: 01/13/16 10:10 2 pgs
Fees:13.00 Taxes:629.00
20160113-0003514

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Brenda K. Wells
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2015.

Notary Public

My commission expires: 10.16.18

KIMBERLEY P. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
FRANKLIN COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michelle Bell Dodrill	Same as Owner	**143-03-0A-004.00-CO**
6952 Highland Park Drive		
Nashville, TN 37205-4050		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ben Beasley and wife, Lacy Beasley

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Dodrill

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Harpeth Glen Condominium tract as shown per plat of record in Plat 4460, Page 99, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Being Unit No. F-1 on the said section plat, a Family unit type No. 3, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, as amended in Book 4630, Page 504, and again in Book 5178, Page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben Beasley and wife, Lacy Beasley by Warranty deed from Maritza Buenahora of record in Instrument No. 20051021-0127308 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on October 21, 2005.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 6952 Highland Park Drive, Nashville, TN 37205-4050.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF December 23, 2015:

Ben Beasley by Ryan Rafoth, as attorney in fact

Ben Beasley by Ryan Rafoth as attorney in fact

Lacy Beasley by Ryan Rafoth, as attorney in fact

Lacy Beasley by Ryan Rafoth as attorney in fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Ben Beasley and Lacy Beasley ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of December, 2015.

My Commission Expires: 3/10/2019

Notary Public

20151662R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY