Box 14

28066-8
Box 14

return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20160014717 DEEDWARR
Recvd: 02/23/16 10:21 3 pgs
Fees:18.00 Taxes:1535.50
20160223-0017070

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 19 day of February, 2016.

Notary Public
My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

05-1601-66775

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bradley J. Beardsley 5490 Lickton Pike Goodlettsville TN 37072	USAA Federal Savings Bank P.O. Box 0054 Palatine, IL 60055-0054	017-00-0-264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy Cash, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bradley J. Beardsley and Katharina B. Modes, as husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Lickton Pike between Shaw Road and Luster Road, and being more particularly described according to an unrecorded Boundary survey prepared by Tommy E. Walker, Reg. No. 1465, dated October 3, 1994: BEGINNING at an iron pin in the northerly right-of-way of Lickton Pike, said pin being the southwest corner of the herein described tract and the southwest corner to the property deeded to Laurel Dorena Davis Thompson of record in Book 10337, page 522, R.O.D.C., said pin further described as being approximately 1470 feet westerly as measured along said right-of-way from Luster Road; THENCE, with said right of way with a curve to the left, 50.53 feet to a concrete monument, said curve having a central angle of 2 deg. 15' 42", a radius of 1280.13 feet, a tangent distance of 25.27 feet and a chord of S 54 deg. 57' 38" W, 50.53 feet; THENCE, leaving said right-of-way with the easterly boundary to the parcel deeded to Carolyn Sullivan and husband Richard of record in Book 10582, page 713, R.O.D.C., N 03 deg. 23' 40" E, 556.66 feet to an iron pin; THENCE, with said Sullivan's northerly boundary, N 76 deg. 07' 39" W, 294.18 feet to an iron pin; THENCE, N 87 deg. 14' 22" W, 50.83 feet to an iron pin, Sullivan's northwest corner; THENCE, with the easterly boundary of the property deeded to Charles Spain of record in Book 10835, page 96, R.O.D.C.; N 04 deg. 08' 39" E. 1079.57 feet to an iron pin; THENCE, with a southerly boundary of said Spain, S 86 deg. 28' 55" E, 379.43 feet to an iron pin in the westerly boundary of said Laurel Dorena Davis Thompson; THENCE, with said westerly boundary, S 03 deg. 52' 27" W, 1656.91 feet to an iron pin in the northerly right of way of Lickton Pike, the point of beginning.

Being the same property conveyed to Cindy Cash, a widow by deed from James E. Fultz and wife, Rhoda M. Fultz, dated April 17, 2014, recorded April 23, 2014, of record in Instrument No. 20140423-0034060, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5490 Lickton Pike, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of February, 2016.

X _____ _____

Cindy Cash

STATE OF ~~MISSOURI~~ CALIFORNIA

COUNTY OF X Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cindy Cash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in X _____, CA. ~~Missouri~~, this 19th day of February, 2016.

SEE ATTACHED NOTARIAL CERTIFICATE

X _____

Notary Public

My Commission expires: X _____

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Ventura)

On 19 Feb 2016 before me, D. Greene, Notary public
(Date) *(Here Insert Name and Title of the Officer)*

personally appeared Cindy Cash,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

D. GREENE
Commission # 2005202
Notary Public - California
Ventura County
My Comm. Expires Jan 26, 2017

WITNESS my hand and official seal.

D Greene
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 2/18/2016

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____