THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Logan Carpenter
2714 Lakeland Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map 096-09-0, Parcel 76.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JERRY W. BEASLEY and wife, JOHANNA P. BEASLEY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **LOGAN CARPENTER and KALIN HOLLINGSHED, as tenants in common with rights of survivorship,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 29 on the map of Martinwood Heights, according to plat and survey of same appearing of record in Book 2133, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 29 fronts 81 feet on the north side of Lakeland Drive and runs back between parallel lines, 218.6 feet on the east line and 217.3 feet on the west line, to a dead line in the rear on which it measures 81.1 feet.
>
> BEING the same property conveyed to Jerry W. Beasley and wife, Johanna P. Beasley, by Warranty Deed dated October 27, 2008, from Johanna Beasley, as Executrix of The Estate of Euple G. Phillips, of record in Instrument 20081029-0107707, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2133, page 63; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2714 Lakeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

BILL GARRETT, Davidson County
Trans:T20160035038 DEEDWARR
Recvd: 04/28/16 10:56 2 pgs
Fees:13.00 Taxes:765.90
20160428-0041443

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 22nd day of April, 2016.

JERRY W. BEASLEY

JOHANNA P. BEASLEY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Beasley and Johanna P. Beasley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2016.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2016.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160226