THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047368** BILL GARRETT, Davidson County Trans:T20160045414 DEEDWARR Recvd: 05/31/16 10:25 2 pgs Fees:13.00 Taxes:1091.50 20160531-0054207	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Katherine S. Locke Affiant Subscribed and sworn to before me, this 25th day of May, 2016. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018 WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Arthur B. Beasley., Jr. 1002 B Noelton Avenue Nashville TN 37204-3232	Send Tax Bills To: Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 118-09-258.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard J. Locke and Katherine S. Locke, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arthur B. Beasley., Jr. and Sandra C. Beasley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3-A, BINKLEY SUBDIVISION, ZONE LOT DIVISION, LOTS 1 & 3, as shown on plat of record in Plat Book 6250, Page 967, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard J. Locke and Katherine S. Locke by Warranty Deed from Brian D. Mitchell, recorded on the 29th day of August, 2000 in Instrument No. 200008290085432, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BINKLEY SUBDIVISION, ZONE LOT DIVISION, LOTS 1 & 3, as recorded in Plat Book 6250, Page(s) 967 and Plat Book 6200, Page 325.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Party Walls on Property & Adjoining Properties.

This is improved property located at 1002 B Noelton Avenue Nashville TN 37204-3232

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2016.

Richard J. Locke by Katherine S. Locke attorney in Fact
Richard J. Locke
By: Katherine S. Locke, Attorney in Fact

Katherine S. Locke
Katherine S. Locke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine S. Locke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine S. Locke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Richard J. Locke, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of May 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018