BILL GARRETT, Davidson County
Trans:T20160046225 DEEDWARR
Recvd: 06/01/16 15:34 5 pgs
Fees:28.00 Taxes:1017.50
20160601-0055246

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Transitional Housing & Work Programs of Davidson County, Inc. 109 Cude Lane Madison, TN 37115	New Owner	034-02-0-043.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MIKE BEEDLES,** a married man (the "Grantor") does hereby transfer and convey unto **TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.,** a Tennessee nonprofit corporation (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 109 Cude Lane, Madison, Davidson County, Tennessee 37115. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2016 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

Denise Beedles, the spouse of Mike Beedles, joins in this conveyance, for the purpose of conveying her marital rights, title and interest in the Property.

WITNESS this the 31st day of May, 2016.

[Signatures on next page]

GRANTOR:

Mike Beedles

Denise Beedles

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Sumner)

Before me, a Notary Public of the state and county mentioned, personally appeared Mike Beedles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in 31st Hendersonville, Tennessee this 31 day of May, 2016.

Notary Public

My Commission Expires: 10/18/2016

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Sumner)

Before me, a Notary Public of the state and county mentioned, personally appeared Denise Beedles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Hendersonville, Tennessee this 31 day of May, 2016.

Notary Public

My Commission Expires: 10/18/2016

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $275,000.00

Keith L. Mann
AFFIANT

Subscribed and sworn to before me, this 31 day of May, 2016.

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Beth M. Woodard
Notary Public

My Commission Expires:

07-24-19

EXHIBIT A
LEGAL DESCRIPTION

Land in the 10th Civil District of Davidson County, being Lot No. 4 on the MAP OF S LOELLEIN'S UNRECORDED PLAN OF LOTS DESCRIBED according to a survey thereof made by Cantrell, Connell & Morrison Engineers, August 19, 1955, as follows:

Beginning at a point in the northeasterly margin of Cude Lane at the corner of Lots 3 & 4; thence with the line between said Lots N 44 degrees 21 minutes East, 209.4 feet to a point in the Line of Lot 4, Shepherd Hills Subdivision, Section 1; thence along the line of said Subdivision, South 46 degrees 01 minutes East 100.1 feet to the corner of Lots; thence with the line between Lots 4 & 5, South 44 degrees 21 minutes West, 210 feet to the margin of Cude Lane; thence with the margin of the same, South 45 degrees 39 minutes West, 100 feet to the point of beginning.

Being the same property conveyed to MIKE BEEDLES, by deed from REGIONS BANK, of record in Instrument No. 20120217-0014093, dated February 10, 2012, said Register's Office.

This is improved property known as 109 Cude Lane, Madison, Tennessee 37115.