BILL GARRETT, Davidson County
Trans:T20160060841 DEEDWARR
Recvd: 07/15/16 10:15 2 pgs
Fees:13.00 Taxes:414.40

20160715-0072820

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson county

The actual consideration or value, whichever is greater, for this transfer is 112,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2016.

Notary Public

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dottie Kinser	**Movement Mortgage, LLC**	**09805011700**
5225 Dove Trail	**841 Seahawk Circle**	
Hermitage, TN 37076	**Virginia Beach, VA 23452**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Deborah S. Beasley, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dottie Kinser, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 18A, on the Plan of Zone Lot Division, Lots 16 and 18, Hunter's Point Subdivision, as shown by plat appearing of record in Plat Book 5200, page 736 and amended in Book 6200, page 185, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Debbie Beasly, unmarried, from James D. King, married, by Warranty Deed dated September 15, 2003 of record in Instrument No. 20030917-0137151, Register's Office for Davidson County, Tennessee. Debbie Beasly, an unmarried conveyed her interest to Deborah S. Beasley, an unmarried, by Quit Claim Deed dated March 28, 2008 of record in Instrument No. 20080404-0034171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5225 Dove Trail, Hermitage, TN 37076.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 13th day of July, 2016.

Deborah S Beasley
Deborah S. Beasley

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, a Notary Public of said County and State, Deborah S. Beasley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2016.

Cheryl M Rodgers
Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD