BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160071440 DEEDWARR
Recvd: 08/17/16 10:21 2 pgs
Fees:13.00 Taxes:366.30
20160817-0085772

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this this 15th day of August, 2016., by and between Monica Breedlove, unmarried, party of the first part, and Gregory Beard and Keisha Beard, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 63 on the Plan of Haynes Manor, Section I, as of record in Plat Book 3600, Page 85, Register's Office, Davidson County, Tennessee.

Said Lot fronts 63.16 feet on the northeasterly side of Atwell Drive and runs back 162.5 feet on the northwesterly line and 164 feet on the southeasterly line to a dead line in the are on which it measures 75.8 feet.

Being the same property conveyed to Monica Breedlove by Warranty Deed date 08/15/16 of record at Instrument No. 20160816-0085298 in said Register's Office, Tennessee.
Being previously conveyed to Larry E. McGill and Frances R. McGill by virtue of that certain Warranty Deed dated April 17, 2008, at Instrument No. 20080430-0043844 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3600, Page 85, Book 3829, Page 728, and Book 3840, Page 404 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Monica Breedlove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Monica Breedlove, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this this 15th day of August, 2016..

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Property Owner & Address: Gregory Beard and Keisha Beard

52 Vaughns Gap Rd., Nashville, TN 37205

Tax Parcel No

Property Address: 3816 Atwell Drive
Nashville, TN 37207

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $99,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Keisha Beard
AFFIANT

SUBSCRIBED AND SWORN TO before me this this 12th day of August, 2016..

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017