Davidson County DEEDWARR
Recvd: 08/30/16 13:58 3 pgs
Fees:18.00 Taxes:592.00
20160830-0090869

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 3580-7

ADDRESS NEW OWNER:
Ashley A. Ridley
620 Bluewater Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
People's Home Equity, Inc.
P. O. Box 200010
Kennesaw, Georgia 30156-9246

MAP **150**
GROUP **0- 20**
PARCEL **105.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrell Glenn Beaty, individually and as Executor of the Estate of Danny Ray Beaty** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Ashley A. Ridley**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Revision of Lots 1 through 17, Lot 19, and Reserve Parcels 107 and 306, Castlegate, Section 4, of record in Book 6900, page 209, as amended in Book 6513, page 728, both in the Register's Office for said County.

SAID Lot No. 7 fronts 86.50 feet on the easterly margin of Bluewater Drive and extends back 124.48 feet on the southerly line and 107.00 feet on the northerly line to a broken line in the rear, measuring 88.27 feet thereon.

Being the same property conveyed to Danny Ray Beaty by deed from Samy K. Saad and wife, Samia A. Saad dated March 29, 1990, of record in Book 8077, Page 71, Register's Office for Davidson County, Tennessee. Danny Ray Beaty died on December 11, 2015. Darrell Glenn Beaty is the executor and sole devisee of his will, of record in Case No. 16-P-51, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 620 Bluewater Drive, Nashville, Tennessee 37217. Possession is to be given on August 29, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of August, 2016.

Darrell Glenn Beaty

Darrell Glenn Beaty, individually and as Executor of the Estate of Danny Ray Beaty

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Darrell Glenn Beaty, individually and as Executor of the Estate of Danny Ray Beaty**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

Ashley A. Ridley
AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20