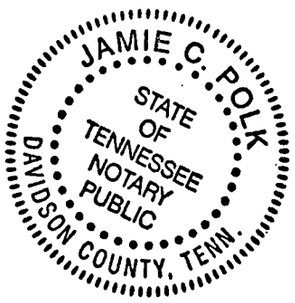
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel Field	Bank of Tennessee	Parcel ID:
206 Myrick Drive	301 E. Center St.	0851100500
Nashville, TN 37214	Kingsport, TN 37660	

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 acknowledged, we

Lynne Ballerstadt, John Beaty and Bruce Beaty, Heirs of the Estate of Jane W. Beaty

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Daniel Field and wife, Megan Baptiste-Field

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:

Being Lot No. 99 on the Plan of Stanford Country Club Estates, Section Three, of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to James C. Beaty and wife, Jane W. Beaty by deed from Harlan D. Buckner and Anne P. Buckner, of record in Book 6156, Page 956, dated October 12, 1983, Register's Office for said County. The said James C. Beaty died November 6, 2003 and title vested to Jane W. Beaty as surviving tenant by the entirety. The said Jane W. Beaty died intestate on June 21, 2015, leaving as Sole Heirs the Grantors herein. See Affidavits of Heirship of record in Instrument 20161006-0105940 and 20161006-0105941, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument 20161006-0105942, Register's Office for said County. This conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310 amended in Book 3075, Page 186, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2900, Page 67, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20161006-0105943 and in Instrument 20161006-0105945, Register's Office for said County. See also Scriveners Affidavit of record in Instrument 20161006-0105944, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 206 Myrick Drive, Nashville, TN 37214

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 is 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.

BILL GARRETT, Davidson County
Trans:T20160088248 DEEDWARR
Recvd: 10/06/16 14:28 2 pgs
Fees:13.00 Taxes:710.40
20161006-0105946

Witness our hands this 5th day of October, 2016.

Lynne B. Ballerstedt by John Beaty, Attorney in Fact

Bruce Beaty by John Beaty, Attorney in Fact

John Beaty

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Beaty, 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 and official seal at Nashville, Tennessee, this 5th day of October, 2016.

My Commission Expires: 3/10/19

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John Beaty, 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 on behalf of Lynne B. Ballerstedt and Bruce Beaty as his/her/their Attorney in Fact as the free act and deed of the within named Lynne B. Ballerstedt and Bruce Beaty.

Witness my hand and official seal at Nashville, Tennessee the 5th day of October, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.