BILL GARRETT, Davidson County
Trans: T20160095392 DEEDWARR
Recvd: 10/28/16 11:00 2 pgs
Fees: 13.00 Taxes: 1535.50
20161028-0114026

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of October, 2016

Notary Public

Commission Expires: 9.30.19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lisa G. Beasley 1318 Forrest Park Drive Nashville, TN 37205-4236	Lisa G. Beasley 900 S. Wilson Blvd. Nashville, TN 37215	130-13-0A-022.00-CO

WARRANTY DEED

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, I/WE,

SY Development Group, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa G. Beasley, Trustee of the Lisa G. Beasley Living Trust dated July 1, 2008

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 Lot No. 23 on the Plan of Final Plat of Fifth Revision of Jardin De Belle, a Major Subdivision Plan of record in Plat at Instrument No. 20050822-0099470, revised in Instrument No. 20090318-0024530, Instrument No. 20121210-0113251, Instrument No. 20121218-0116472 and Instrument No. 20150821-0084427, now known as Belle Park at Cheekwood by amended and restated Declarations of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20071023-0125455, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SY Development Group, LLC by Quitclaim deed from Shields Rentals, LP, a Tennessee limited partnership of record in Instrument No. 20070711-0082719 Register's Office for Davidson County, Tennessee, dated July 02, 2007 and recorded on July 11, 2007. (Value of consideration shown in aforementioned deed $307,683.00.) Being also known as 1318 Forrest Park Drive Nashville, Tennessee 372054236.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1318 Forrest Park Drive, Nashville, TN 37205-4236.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of October, 2016.

SY Development Group, LLC
Stephen W Yakley, Chief Manager

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SY Development Group, LLC** 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 _____, Tennessee this 27th day of October, 2016.

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Befopre me, the undersigned, a Notary Public in and for this county and state, personally appeared Stephen W. Yokley, 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 Chief Manager of SY Development Group, LLC, a limited liability company, th within named bargainor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at Brentwood, Tennessee this 27 day of October, 2016.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
MY Commission Expires: 11-14-16