BILL GARRETT, Davidson County
Trans:T20170017222 DEEDWARR
Recvd: 02/28/17 10:11 3 pgs
Fees:18.00 Taxes:873.20
20170228-0019682

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2016.

Notary Public

My commission expires: 5-30-19

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lisa G. Beasley, Trustee	**New Owner**	**Part of 130-13-0A-023.00 CO**
900 S. Wilson Blvd		
Nashville, TN 37215		

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,

David A. Bloodworth and wife, Virginia K. Bloodworth

HEREINAFTER CALLED 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:

See Exhibit A, attached

Being part of the same property conveyed to David A. Bloodworth and wife, Virginia K. Bloodworth, by deed from W. Hugh Nelson Builders, a Tennessee Limited Liability Company, of record in Instrument No. 20110601-0041691, dated May 31, 2011, said Register's Office.

This conveyance is being make in accordance with the Revised Plan of record of Lots 23, 24 and 25, of record in Instrument Number 20170215-0015593, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (___) Unimproved (__XX__) property known as part of **Lot 24, 1322 Forrest Park Drive, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors 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 27th day of October, 2016.

David A. Bloodworth

Virginia K. Bloodworth

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David A. Bloodworth and Virginia K. Bloodworth**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **October, 2016.**

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a portion of a parcel of land in the 34th Councilmanic District of Davidson County, Tennessee, shown as Parcel 023.00 CO on Map 130-13-0A belonging to Bloodworth as evidenced in instrument 20110601-0041691 in the Registers office of Davidson County Tennessee (RODCT), and located on the north margin of Forrest Park Drive, and being part of Lot 24 of Jardin de Belle Subdivision recorded in Instrument 20050822-0099470 RODCT, and being more particularly described as follows:

BEGINNING at an iron pin located on the north margin of Forrest Park Drive, said iron pin being the southeast corner of Lot 23 of said subdivision, shown as Parcel 022.00 CO on Map 130-13-0A, belonging to SY Development Group, LLC. As evidenced in Instrument 20070711-0082719, and said iron pin being the southwest corner of the property herein described, thence;

1. Leaving the north margin of Forrest Park Drive, and with the line common to Lot 23 and Lot 24, North 05 degrees 33 minutes 09 seconds East, a distance of 115.00 feet to an iron pin, said iron pin being a corner common to Lot 23 and Lot 24, and said iron pin being the northwest corner of the property herein described, thence;

2. Continuing with the line common to Lot 23 and to Lot 24, South 84 degrees 26 minutes 51 seconds East, a distance of 12.00 feet to an iron pin, said iron pin being the southwest corner of Lot 31 of said subdivision, shown as Parcel 030.00 CO on Map 130-13-0A, belonging to Moskovitz as evidenced in Instrument 20050829-0102800 RODCT, and said iron pin being a corner common to Lot 23, and said iron pin being on the north line of the property herein described, thence;

3. With the south line of Lot 31 and the North line of Lot 24 , South 84 degrees 26 minutes 51 seconds East, a distance of 10.00 feet to a point, said point being the northeast corner of the property herein described, thence;

4. Leaving the South line of Lot 31 and severing Lot 24, South 05 degrees 33 minutes 09 seconds West, a distance of 115.00 feet to a point, Said point being on the north margin of Forrest Park Drive, and said point being the southeast corner of the property herein described, thence;

5. With the north margin of Forrest Park Drive, North 84 degrees 26 minutes 51 seconds West, a distance of 22.00 feet to an iron pin, the BEGINNING, containing 0.0580 acres or 2,530 square feet more or less, according to a survey dated October 11, 2016 by Jesse E. Walker, RLS, PE.

JKD