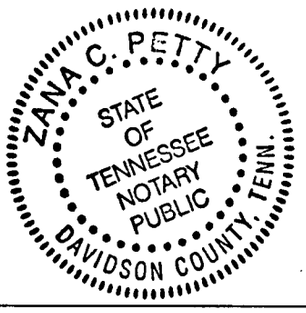
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(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:
Dennis Boyd	NFM, Inc. dba NFM Lending	Parcel ID:
2429 Ridgeland Drive	505 Progress Drive; Ste 100	07312003600
Nashville, TN 37214	Linthicum, MD 21090	

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

John Allen Beasley, Devisee under the Will of J.A. Beasley

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

Dennis Boyd and wife, Clara Boyd

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. 228, on the Plan of Section Two, Sunset View, of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 94 feet on the south side of Ridgeland Drive and runs back 202.45 feet on the westerly line and 214.95 feet on the easterly line to a dead line in the rear on which it measured 23.69 feet.

Being the same property conveyed to J.A. Beasley and wife, Laurine G. Beasley by deed from James L. Winfree and wife, Rose H. Winfree, of record in Book 3915, Page 499, said Register's Office, dated July 22, 1965. The said Laurine G. Beasley died December 9, 2013, and title vested in J.A. Beasley as surviving tenant by the entirety. The said J.A. Beasley died testate on November 18, 2016, and the Will was admitted to Probate as Probate No. 17P547 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee under the Will of J.A. Beasley.

This conveyance is subject to Restrictions and By-Laws of record in Book 2492, Page 631, amended in Book 2752, Page 594, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 52, said Register's Office.

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 2429 Ridgeland 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:T20170045048 DEEDWARR
Recvd: 05/26/17 12:09 2 pgs
Fees:13.00 Taxes:833.46
20170526-0052703

Witness my hand this 25th day of May, 2017.

John Allen Beasley

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 Allen Beasley, 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 25th day of May, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.