Davidson County DEEDWARR
Recvd: 07/07/17 10:49 3 pgs
Fees:18.00 Taxes:834.35
20170707-0068405

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson Summer
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th day of July, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-30-21
(AFFIX SEAL)

KEMBERLY POWELL ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryce A. Beasley 704 Crown Ct. Old Hickory, TN 37138	Mail Owner	053-15-043.00

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,

Sara Christina Dickens n/k/a Sara Christina Scott, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bryce A. Beasley, a single man

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. 38, on the Plan of King Court, Section Four, of record in Plat Book 9700, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry N. Dickens and wife, Sara C. Dickens by deed from Larry Powell Builders, Inc. dated October 9, 1996 of record in Book 10227, Page 149, Register's Office, Davidson County, Tennessee. Property was further conveyed to Sara Christina Dickens by Quitclaim Deed from Larry Neal Dickens dated May 23, 2002 of record in Instrument No. 20020528-0064421, Register's Office, Davidson County, Tennessee. Sara Christina Dickens then married John Loyd Scott and is now known as Sara Christina Scott. Sara Christina Scott and John Loyd Scott divorced in 2011. Sara Christina Dickens and Sara Christina Scott are one and the same person.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 111; amendment to plat of record in Book 10159, Page 42, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 9998, Page 169, Register's Office for Davidson County, Tennessee .
5) Property is subject to easement for sewer/storm drainage to Metro of record in Book 8927, Page 602, said Register's Office.

This is improved property known as: **704 Crown Ct., Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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.

Witness my hand(s) this 3rd day of July, 2017.

Sara Christina Scott

Sara Christina Scott

STATE OF Tennessee
COUNTY OF Davidson

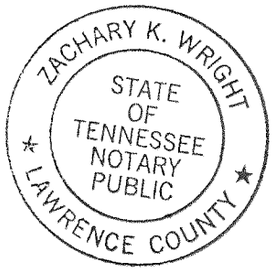
Personally appeared before me, Sara Christina Scott, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 2017.

Zachary K Wright

NOTARY PUBLIC

My Commission Expires: 05/30/2018



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY