Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $461,500.00.

Affiant

Bill Garrett Davidson County
Batch# 68969 DEEDWARR
03/14/2018 10:21:03 AM 2 pgs
Fees: $13.00 Taxes: $1,707.55

20180314-0024076

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me this 12th day of March, 2018.

Notary Public
My Commission Expires: March 3, 2020

18-0101

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas W. Beasley	Thomas W. Beasley	
6736 Currywood Drive	2982 Highway 96	115-06-0-044.00
Nashville, TN 37205	Burns, TN 37029	

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, we

Don Waller and Anna M. Waller, wife and husband,

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

Thomas W. Beasley, a married man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two, West Meade Hills, of record in Plat Book 2900, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby for a more complete description of the property.

Being the same property conveyed to Anna M. Waller and Don Waller, wife and husband, by Warranty Deed dated September 18, 2014 from Joseph D. Phillips and wife, Bettie J. Phillips, recorded September 24, 2014 at Instrument Number 20140924-0087680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6736 Currywood 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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 12th day of March, 2018.

Don Waller

Anna M. Waller

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 Don Waller and Anna M. Waller, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of March, 2018.

Notary Public – D. Shayne Adair

My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY