39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) CARL R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/22/02 14:26 2pgs
Fees:13.00 Taxes:725.20
[redacted]
20020722-0087829

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/30/02 09:56 2pgs
Fees:12.00 Taxes:0.00
20020730-0090922

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

MY COMMISSION EXPIRES:
02-08-03

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Dwight Beckham	U. S. Bank Home Mortgage	171-03-0-A-209
(NAME) 102 Carriage Ct.	(NAME) 1550 79th Street Ste. 440	
(ADDRESS) Brentwood, TN	(ADDRESS) Bloomington Minnesota 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Mary Ann Hunnicutt and husband, Gerald D. Hunnicutt , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio Dwight Beckham, unmarried , 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, TN, BEING Unit No. 2 on the Plan of Phase Two, Section Five, Revision One, Townhomes of Fredericksburg, of record in Book 9700, Page 578 and revised by 200008040077800, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mary Ann Zarrett by deed from Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership of record in Deed Book 11368, page 992, Register's Office for said County. Gerald D. Hunnicutt, spouse of the Grantor Mary Ann Hunnicutt, joins in the execution of this Warranty Deed to convey any interests that he may have in the premises as the spouse of Mary Ann Hunnicutt.
This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 102 Carriage Ct., Brentwood, TN

(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/our hand(s) this 19th day of July, 2002.

Mary Ann Hunnicutt by POA-in-fact, Carolyn Wilson
Mary Ann Hunnicutt

Gerald D. Hunnicutt, by POA-in-fact, Carolyn Wilson
Gerald D. Hunnicutt

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of July 2002, before me personally appeared Carolyn Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Ann Hunnicutt and husband, Gerald D. Hunnicutt, and who acknowledged that they executed the same as the free act and deed of the said Mary Ann Hunnicutt and husband, Gerald D. Hunnicutt by virtue of that Power of Attorney, duly executed by the said Mary Ann Hunnicutt and husband, Gerald D. Hunnicutt and appearing of record in Instrument # 20020722-0087828 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Brentwood, this 19th day of July 2002.

My Commission Expires:

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES:
02-08-03

File Number2206269
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027