Davidson County DEEDWARR
Recvd: 12/27/02 08:42 2pgs
Fees:13.00 Taxes:481.00

20021227-0159368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC (AFFIX SEAL) AT LARGE
JUSTIN L. JOHNSON
RUTHERFORD COUNTY, TENN.
My Commission Expires Dec. 19, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Martin	Pulte Mortgage Corporation	MAP 83-14
(NAME) 1900 Boscobel Street	(NAME) P.O. Box 3048	PARCEL 337
(ADDRESS) Nashville, TN 37206	(ADDRESS) Englewood Colorado 80155	23W-03790
(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, **Jeffrey Beal and Wife, Nichole Beal** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Martin, A Single Person** , 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. 140 on the Plan of Edgefield Land Co.'s, First Addition as of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Beal and Wife, Nichole Beal by Warranty Deed from Jerry D. Sheler and wife, Jeri A. Sheler of record in Book 10165, Page 237, Clerk's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1900 Boscobel Street, Nashville, TN 37206

(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 20th day of December, 2002.

Jeffrey Beal By Karen Hoff POA

Jeffrey Beal

Nichole Beal By Karen Hoff POA

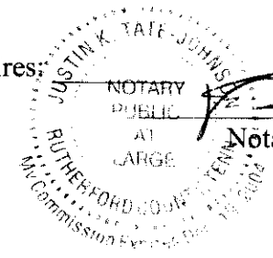
Nichole Beal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of December, 2002, before me personally appeared Karen Hoff, 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 Jeffrey Beal and Wife, Nichole Beal, and who acknowledged that she, executed the same as the free act and deed of the said Jeffrey Beal and Wife, Nichole Beal, by virtue of that Power of Attorney, duly executed by the said Jeffrey Beal and Wife, Nichole Beal, and appearing of record in Instrument being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hendersonville, Tennessee, this 20th day of December, 2002.

My Commission Expires:



Notary Public

File Number2212207

RETURN TO:

Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075