Davidson County DEEDWARR
Recvd: 10/03/03 15:50 2pgs
Fees:13.00 Taxes:549.64

20031003-0146655

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5889 Fax: (615) 883-7549

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 19B
03-9-025-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of September, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Eric Beauchamp	Eric Beauchamp	162-13-A
(NAME)	(NAME)	
2017 Green Timbers Drive	2017 Green Timbers Dr	004.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MT. VIEW, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eric Beauchamp**, hereinafter called the Grantee(s), his 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, Tennessee being Lot No. 4, on the Final Plat of Greenwood Subdivision, Phase Two, a Planned Unit Development, of record in Instrument No. 20020116-0006350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to MT. VIEW, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, by Deeds from 101 CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, of record in Book 10463, page 987, and in Book 10463, page 919, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to MT. View, LLC, a Tennessee limited liability company, by Deed from 101 Construction Company, a Tennessee Corporation, of record in Book 10463, Page 919, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Greenwood Subdivision, of record in Instrument No. 2000922-0094258 and amended in Instrument Nos. 20010711-0073943, 20011023-0115676 and 20020129-0012296, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property has not now nor ever been the principal place of residence for the Grantor.

BEING unimproved ☐
Improved ☒ property known as: 2017 Green Timbers Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hand, this 30th day of September, 2003.

MT. VIEW, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Saeed Sassan, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **SAEED SASSAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER, of **MT. VIEW, LLC,** the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.