Davidson County DEEDWARR
Recvd: 02/02/06 10:57 2 pgs
Fees:13.00 Taxes:687.28

20060202-0012898

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC DAPHNE D. CHARLES WILLIAMSON COUNTY, TENNESSEE LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. Douglas	Countrywide Home Loans	173-15A-71-CO
(NAME) 140 Claybrook Lane	(NAME) 7105 Corporate Drive, PTXA-285	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Plano, TX 75024	
(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,

RYON D. BECK AND WIFE, JAIMISON A. BECK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA A. DOUGLAS, AND WIFE, ALICIA DOUGLAS

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, Tennessee being Lot No. 71 on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryon D. Beck and wife, Jaimison A. Beck by deed from The Craig Company of record in Instrument No. 20031106-0163088, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 140 Claybrook Lane, Antioch, TN 37013

(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 31st day of January, 2006.

T. Shaw, witness

T. Shaw, witness

Ryon D. Beck

Jaimison A. Beck

STATE OF Maryland

COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryon D. Beck and wife, Jaimison A. Beck, the bargainor(s), with whom I am personally acquainted or 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 and official seal at Baltimore, Maryland this 30th day of January, 2006

Commission expires: 5/1/08

T. Shaw

Notary Public

TONI SHAW
MY COMMISSION EXPIRES
BALTIMORE COUNTY, MD.
NOTARY PUBLIC