File No. 260200780

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/15/06 10:27 2 pgs
Fees:13.00 Taxes:698.93

20060315-0029702

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Beyer	New Owner	173-11-OA-020.00
(NAME)	(NAME)	
2057 Stanford Village Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAUREN M. RICKELS AND HUSBAND, RYAN C. RICKELS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL J. BEYER, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 34, on the Plan of Section One, Stanford Village, as shown by plat appearing of record in Instrument No. 20000204-0012060 and in Instrument No. 20000204-0012061 (erroneously cited as Instrument No. 20000204010260 and Instrument No. 20000204010261, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lauren M. Rickels and husband, Ryan C. Rickels by Warranty Deed dated June 11, 2004 of record in Instrument No. 20040628-0076635, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107 and in Instrument No. 20000301-0020280; By-Laws of record in Instrument No. 20000217-0016311; Charter of record in Instrument No. 20000217-0016310; Quitclaim Deed to Homeowners' Association for common areas of record in Instrument No. 20040422-0045791; Flood Plain Agreement of record in Book 11493, Page 254; Easement to BellSouth of record in Instrument No. 20010329-0030191; Right-of-Way Easement of record in Book 11263, Page 503; Right-of-Way Easement to Columbia Gulf Transmission Company of record in Book 4229, Page 43 and in Book 4218, Page 425; Right-of-Way Easement to Gulf Interstate Gas Company of record in Book 2590, Page 545, as partially released in Book 11208, Page 14; Sanitary Sewer and/or Storm Drainage Easement of record in Book 9466, Page 794; Ingress/Egress Easement as referenced in Book 11263, Pages 506 and 521; all matters shown on plat of record in Instrument No. 20000204-0012060 and in Instrument No. 20000204-0012061; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2057 Stanford Village Dr., 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 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 9th day of March, 2006.

Lauren M. Rickels

Ryan C. Rickels by Lauren M. Rickels, attorney in fact

Lauren M. Rickels

Ryan C. Rickels, By: Lauren M. Rickels, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of March, 2006, before me personally appeared Lauren M. Rickels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Ryan C, Rickels, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book ____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 9th day of March, 2006.

Commission expires: 2-20-07

Lynn F. Vaught
Notary Public

LYNN F. VAUGHT
COMMISSION EXP.
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

File Number: 260200780

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212