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Davidson County DEEDWARR
Recvd: 04/24/06 08:59 2 pgs
Fees:13.00 Taxes:355.20

20060424-0046290

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

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
Hamilton H. Beach	CTX Mortgage Company, LLC	61-5-A-41.00CO
(NAME) 439 Lemont Drive	(NAME) 2828 North Harwood	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Dalls, TX 75201-1516	
(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,

JOHN ASHWORTH III, AND WIFE JOSEPHINE C. ASHWORTH,

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

HAMILTON H. BEACH,

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 Unit No. 113 as created and established by the Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646,* Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein. *amended by surveyor's certificate of correction, of record in Book 7572, Page 609, said Register's Office.

Being the same property conveyed to John Ashworth, III and wife, Josephine C. Ashworth, by deed from Robert M. Brewer, Jr., unmarried, of record in Book 10756, Page 225, 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 439 Lemont Drive, Nashville, TN 37216
(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 April, 2006.

Rev. John P. Ashworth III
John Ashworth III

Josephine C. Ashworth
Josephine C. Ashworth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Ashworth III, and wife Josephine C. Ashworth, 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 Brentwood , Tennessee this 19th day of April, 2006

Commission expires: 11/30/09

Notary Public

