WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 21, 2007

Davidson County DEEDWARR
Recvd: 07/12/06 15:44 2 pgs
Fees:13.00 Taxes:4532.50

20060712-0084095

Mail to:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bettina M. Beech	SAME	15902006700
(NAME)	(NAME)	
1317 Beddington Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Randall E. Williams and wife, Alanna L. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bettina M. Beech and Derrick J. Beech, wife and husband, 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. **76** on the plan of Hounds Run of record in Book 6900, pages 167, 168, 169, 170 and 171 (sic 67), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Randall E. Williams and wife, Alanna L. Williams from Erik Dale Davis and spouse, Wendy Davis by warranty deed of record in Instrument No. 20050224-0020292, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with the Grantors paying said pro rata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable. (2) Subject to all matters of record in Plat Book 6900, pages 167, 168, 169, 170, and 171, said Register's Office. (3) Restrictions of record in Book 7079, page 995; Book 7826, page 995, and Book 11719, page 845, Register's Office of Davidson County, Tennessee. (4) Charter of record in Book 7253, page 992, said Register's Office. (5) By-Laws of record in Instrument No. 200602060014746, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1317 Beddington Park, Nashville, TN 37215

(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 hand this 5th day of July, 2006.

Randall E. Williams

Alanna L. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Randall E. Williams and wife, Alanna L. Williams, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 5th day of July, 2006.

Commission expires:

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

Notary Public