Rudy Title & Escrow

WARRANTY DEED

Re-recorded for the purposes of recording in the correct county.

Davidson County DEEDWARR
Recvd: 03/08/07 10:12 2 pgs
Fees:12.00 Taxes:0.00

20070308-0028550

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,145.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2002.

Notary Public

MY COMMISSION EXPIRES: 6/3/06

(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kari E Pickering	Kari E Pickering	160-14.00 CO 13200 (CO)
(NAME)	(NAME)	
5841 Brentwood Trace	5841 Brentwood Trace Condominium 5841	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Susan M. Beadle, unmarried, and Larry M. Beadle, and wife Cherie H. Beadle

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kari E. Pickering, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), 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. 5841 on the Plan of Brentwood Trace Condominiums, as of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan M. Beadle, unmarried, and Larry M. Beadle and wife, Cherie H. Beadle by deed from William Lee Ensor dated February 25, 1999 and filed for record in Book 11361, page 700, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien but not yet due and payable; any and all matters as shown on the plan of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, and restrictions as of record in Book 5524, page 415 and as amended in Book 5545, page 510. Book 5537, page 988 and Book 5868, page 70, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5841 Brentwood Trace Condominium 5841, Brentwood, TN 37027

(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 our hands this 15 day of October, 2002.

Larry M. Beadle - Power of Attorney for Cherie H. Beadle
Cherie H. Beadle

Susan M. Beadle
Susan M. Beadle

Larry M. Beadle
Larry M. Beadle

STATE OF Tennessee

COUNTY OF Williamson

I, , a Notary Public of the County and State first above written, do hereby certify that Susan M. Beadle unmarried and Larry M. Beadle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of October, 2002.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15 day of October, 2002, before me personally appeared Larry M. Beadle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cherie H. Beadle and who acknowledged that he/she executed the same as the free act and deed of the said Cherie H. Beadle by virtue of that Power of Attorney, duly executed by the said Larry M. Beadle on October 15, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Williamson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee, County of WILLIAMSON
Received for record the 28 day of
OCTOBER 2002 at 9:30 AM. (REC# 503661)
Recorded in official records
Book 2600 Pages 323- 324
Notebook 70 Page 250
State Tax $ 280.74 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 293.74,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903