WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 12:43 2 pgs
Fees:13.00 Taxes:1313.50
20070702-0078672

AMY ADAMS GOWAN NOTARY PUBLIC STATE OF TENNESSEE GIBSON COUNTY, TENN. Notary Public Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Ann Beall	Regions Bank d/b/a Regions Mortgage	Map 171-3-A
(NAME) 301 Culpepper Court	(NAME) 2050 Parkway Office Circle	Parcel 112
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham, AL 35244	
(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, **LEWIS BECOATS AND WIFE, SANDY BECOATS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE ANN BEALL AND HUSBAND, BROOK DARRETT BEALL,** 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. 284 on the Plan of First Revision, Section 5A, Fredericksburg, of record in Plat Book 7900, page 509, as amended in Book 7900, page 961, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lewis Becoats and wife, Sandy Becoats, by deed dated February 13, 2003 from Daniel R. Stern and wife, Nialta L. Stern, of record in Instrument #20030407-0045499, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 509, as amended in Book 7900, page 961, said Register's Office; (c) restrictive covenants of record in Book 8920, page 65, Book 9500, page 393, Book 7798, page 843 and Book 9860, page 840, said Register's Office; (d) Bylaws of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959 and Book 10694, page 539, said Register's Office; (e) Utility easements of record in Book 7993, page 269 and Book 7851, page 712, said Register's Office; (f) Storm water easements of record in Book 9698, page 81 and Book 9698, page 124, said Register's Office and (g) Bellsouth easement of record in Book 10709, page 143, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 301 Culpepper Court, Brentwood, Tennessee 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 28th day of June, 2007.

Lewis Becoats

Sandy Becoats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis Becoats and Sandy Becoats, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires:

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010