File No. 20080206

WARRANTY DEED

CASEY L. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2008.

Casey L Davis
Notary Public

MY COMMISSION EXPIRES: 1/24/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gareth Duane Deemer Jr.	Elite Home Loans	150 01 0 343.00
(NAME)	(NAME)	
608 Cold Spring Drive	109 Westpark Dr, Ste 310	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, WE, Daniel Harold Beck, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gareth Duane Deemer Jr., unmarried, 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 Lot No. 28 on the Plan of Edge-O-Lake Estates, Section 1B, of record in Plat Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Harold Beck by quitclaim deed from Joan Elizabeth Beck, recorded on August 4, 2004 in Instrument Number 20040804-0093939, Register's Office, Davidson County, Tennessee. Further Being the same property conveyed to Daniel Beck, married by deed from Richard D. Jones, unmarried, recorded on December 22, 2003 in Instrument Number 20031222-0182021, Register's Office, Davidson County, Tennessee.

Daniel Harold Beck and Daniel Beck is one and the same person.

Subject to restrictions of record in Record Book 4797, page 410, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 608 Cold Spring Drive, 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 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.

Davidson County DEEDWARR
Recvd: 09/04/08 10:03 2 pgs
Fees:13.00 Taxes:464.35
20080904-0090656

File No. 20080206

Witness my hand this 28th day of August, 2008.

Daniel Harold Beck

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 Daniel Harold Beck, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2008.

Commission expires:

DEBBIE A. MEADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Notary Public