WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/08 10:52 2 pgs
Fees:13.00 Taxes:385.91
20080916-0094630

DAVID ROEDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Alan Tignor	Magna Bank	061-05-0A-041.00
(NAME)	(NAME)	
439 Lemont Dr.	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Memphis, TN 38187-0257	
(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, I, **Hamilton H. Beach, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Alan Tignor, an unmarried person**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 439 Lemont Dr., 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 hand this 29th day of August 2008.

Hamilton H. Beach

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hamilton H. Beach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August 2008.

Commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Notary Public

Exhibit A

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 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 hereby 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 surveyors certificate of correction of record in Book 7572, page 609, said register's office.

Being the same property conveyed to Hamilton H. Beach by warranty deed, from John Ashworth III and wife Josephine C. Ashworth., of record in instrument 20060424-0046290, dated April 19, 2006, and recorded April 24, 2006. Register's office for Davidson County, Tennessee.