File No. 280801042

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/08 13:00 2 pgs
Fees:13.00 Taxes:1008.25

20081001-0099696

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared A. Purcell	Regions Bank, d/b/a Regions Mtg	103-06-0-100.00
(NAME) 5651 Kendall Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham. AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James Beavers and wife, Rachel Beavers,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jared A. Purcell, unmarried,** hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 21 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Together with a permanent easement for driveway purposes created by instrument of record in Book 5343, page 182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Beavers and wife, Rachel Beavers by Warranty Deed dated October 31, 2000 from Eric S. Powitzky, unmarried of record in Instrument No. 20001102-0108881, Register's Office for said County.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 1835, Page 47, Register's Office of said County.

Easement of record in Deed Book 5343, Page 182, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5651 Kendall Drive, Nashville, TN 37209
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 26th day of September, 2008.

James Beavers

Rachel Beavers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Beavers and Rachel Beavers, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 26th day of September, 2008.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

Commission expires:

Notary Public

File Number: 280801042

RETURN TO: