File No. 290400956

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.19.2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090029012 DEEDWARR
Recvd: 05/04/09 08:19 2 pgs
Fees:13.00 Taxes:702.63

20090504-0040066

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda F. Beach	NEW OWNER	174110A 166.00
(NAME)	(NAME)	
2132 Camille Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I , **Ronnie G. Hendrix, married***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lynda F. Beach, an unmarried woman,** 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:

LAND in Davidson County, Tennessee, Being Lot No. 454 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase Two, as shown by plat appearing of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ronnie G. Hendrix by Special Warranty Deed dated February 4, 2008, files February 15, 2008, from U.S. Bank, N.A., as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2005-WMC1, Mortgage Pass-Through Certificates, of record by Instrument No. 20080215-0015185, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said seller.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 174110A16600CO

Subject to all matters as set forth on the plat of record in Instrument No. 20020821-0101307, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370 and Instrument No. 20040319-0031603, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Homeowner's Association of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.

Right of Way Easement as shown of record in Deed Book 4428, page 565 and Book 5078, Page 476, Register's Office for Davidson County, Tennessee.

Transmission Line Easement as shown of record in Book 4120, Page 36, Register's Office for Davidson County, Tennessee.

Easement to United Telephone as shown of record in Instrument No. 20020123-009340, Register's Office for Davidson County, Tennessee.

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 2132 Camille 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 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 27th day of April, 2009.

Ronnie G. Hendrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ronnie G. Hendrix, 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 27th day of April, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290400956

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD B. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY