WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090038896 DEEDWARR
Recvd: 06/11/09 09:18 2 pgs
Fees:13.00 Taxes:462.50
20090611-0054106

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~1ST~~ 6TH DAY OF JUNE, 2009.

Notary ~~Public~~

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lendon Grisham **Tina Grisham**	**SAME**	**95 - 5 - B - 21CO**
(NAME)	(NAME)	
46 Plunkett's Creek Circle		
(ADDRESS)	(ADDRESS)	
Cartinage TN 37030		
(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, **Charles E. Beauregard Jr. and wife, Shari Beauregard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TR ANSFER AND CONVEY UNTO **Lendon Grisham and wife, Tina Grisham**, 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 Unit No. 21 of Easthaven Townhomes, A Planned Unit Development, as established by a Declaration and Covenants, Conditions and Restrictions of Record in Instrument No. 20010806-0083543 as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, all in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto shown in Exhibit "B", together with the undivided percentage interest in the common elements as set forth in said Declaration and Covenants, Conditions and Restrictions shown in Exhibit "A-1", reference is hereby made to the plan as set out on Exhibit "A-2" to the Declaration and Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development of Record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office for a more complete identification and description thereof.

Being the same property conveyed to Charles e. Beauregard, Jr. by deed from York Construction, LLC, A Tennessee Limited Liability Corporation of record in Instrument No. 20021205-0149979 Register's Office for Davidson County, Tennessee.

The said Shari Beauregard, wife of the said Charles E. Beauregard, joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in subject property.

unimproved ☐

This is improved ☒ property, known as **2120 Lebanon Pike # 21, Nashville, TN 37210**

(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 ~~1st~~ 6th day of June, 2009.

Charles E. Beauregard Jr.

Shari Beauregard

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 Charles E. Beauregard Jr. and wife, Shari Beauregard, the bargainors, 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 1ST DAY OF JUNE, 2009.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public