WARRANTY DEED

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2010.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-23-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100030713 DEEDWARR
Recvd: 05/21/10 10:24 2 pgs
Fees:13.00 Taxes:517.63
20100521-0039298

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Arce	Suntrust Mortgage, Inc.	**MAP 33-15**
(NAME)	(NAME)	
818 E. Campbell Road	401 Commerce St., Ste 6100	**PARCEL 58.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(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, **SARAH ELIZABETH BEESON AND HUSBAND, KURT WAGNER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS ARCE AND WIFE, HELIA M. ARCE,** 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 Lot No. 119 on the Plan of Section Two, Primrose Acres of record in Plat Book 2900, pages 43 and 44, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah Elizabeth Beeson by Warranty Deed from John B. Baker, unmarried filed for record as Instrument No. 20020729-0090450, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 2900, pages 43 and 44, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **818 E. Campbell Road, Madison, TN 37115**

(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 19th day of May, 2010.

Sarah Elizabeth Beeson

Kurt Wagner

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Sarah Elizabeth Beeson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2010.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Kurt Wagner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2010.

Commission expires:



Notary Public