2100040478

Davidson County DEEDWARR
Recvd: 06/01/10 13:54 3 pgs
Fees:18.00 Taxes:425.50
20100601-0041897

WARRANTY DEED

G-CBB-10-0841

Mandy Alsup Notary Public State of Tennessee Wilson Co.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie T. Johnson	SunTrust Mortgage	
841 Hillmore Drive	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37219	59-14-256.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICOLE PORTER BEARD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALERIE T. JOHNSON , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, HILLMORE SUBDIVISION, AMENDED FINAL PLAT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 195, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NICOLE PORTER, UNMARRIED BY WARRANTY DEED FROM STEVE D. TURNER AND WIFE, PATSY M. TURNER, RECORDED ON THE 16TH DAY OF JANUARY, 1996 IN BOOK 9918, PAGE 170, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NICOLE PORTER HAS SINCE MARRIED AND IS NOW KNOWN AS NICOLE PORTER BEARD.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 195; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6423, PAGE 597; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 6643, PAGE 813; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 6643, PAGE 851; EASEMENT FOR UTILITIES OF RECORD IN BOOK 6380, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 841 Hillmore Drive, Nashville, Tennessee 37218
(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), their 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), 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/our hand(s) this 27th day of May, 2010.

Nicole Porter Beard

Nicole Porter Beard

Glenn Beard

Glenn Beard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Porter Beard and Glenn Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Morgan Sulcer
Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON