12-109

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120034917 DEEDWARR
Recvd: 05/11/12 10:30 2 pgs
Fees:13.00 Taxes:1097.05
20120511-0040952

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $296,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2012.

Notary Public

My commission expires: My Commission Expires October 28, 2012

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig Beavers **Brittany Beavers**	**New Owner** US Bank N.A	**Map\Parcel: 172-10-0-B-046.00CO**
6261 Palomar Court	4801 Frederica St	
Nashville, TN 37211	Owensboro, KY 42301	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jan Annette Berry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Beavers and Brittany Beavers, husband and wife

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. 46 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 200102090012854, Register's Office for Davidson County, Tennessee, to which plan refererence is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Jan Annette Berry by Warranty Deed from Pete Harris d/b/a Harris Homes, of record in Instrument No. 20020610-0070236, dated May 28, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20010209-0012854, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5708, Page 670, Book 5794, Page 256, Instrument No. 19991221-0305559, Instrument No. 20000728-0074515 and Instrument No. 20070206-0015266, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Instrument No. 20050516-0054926, Register's Office for DAVIDSON County, Tennessee.
Right of Way of record in Book 4780, Page 611 and Book 5708, Page 670, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 5200, Page 306, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050607-0065120, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 19991221-0305561 and Instrument No. 20000316-0026959, Register's Office for DAVIDSON County, Tennessee.

Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, Page 183, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6261 Palomar Court, Nashville, TN 37211.

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 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/our hand(s) this 2nd day of May, 2012.

Jan Annette Berry

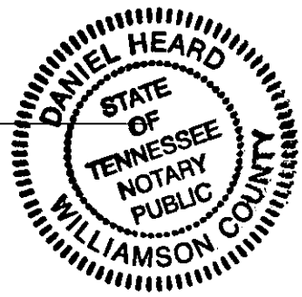
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jan Annette Berry , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2012.

Notary Public

My Commission Expires: 9/18/2012



File #: **120337DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027