Davidson County DEEDWARR Recvd: 07/16/12 14:40 2 pgs Fees:13.00 Taxes:603.10 **20120716-0062449**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$163,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF July, 2012

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peter A Beddow 100 Brian Circle Antioch, TN 37013	Farmers Bank & Trust 9000 Carothers PKWY Franklin, TN 37067	Map 173 04 0A Parcel 010.00

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 acknowledged, we,

R. Michael Williams, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Peter A. Beddow, a single man

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 10, as shown on the map entitled Plan of Oak Highlands, Phase One, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. MICHAEL WILLIAMS, A SINGLE MAN, by deed from BARBARA J. MIZELL, UNMARRIES, of record in Instrument No. 20001025-0105955, dated October 20, 2000, said Register's Office.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Home Owner's Association Articles of Incorporation in Book 8765, page 100 said Register's Office.
4) Home Owner's Charter in Book 7337, page 529, and Instrument No. 20070807-0093758, said Register's Office.
5) Home Owner's By-Laws in Book 8765, page 90, said Register's Office.
6) Restrictive Covenants, in Book 7350, page 24, amended in Book 8765, page 77, amended in Instrument No. 20000428-0042354, amended in Instrument No. 20020725-0089130, amended in Instrument No. 20020725-0089131, said Register's Office.
7) Subject to Open Space as described in Instrument No. 20000502-0044049, and Instrument No. 20040217-0017737, said Register's Office.
8) Subject to Public Utility Easement as described in Instrument No. 20001002-0097139, said Register's Office.
9) Subject to all amendment(s), of record in said Register's Office.

This is ☐un ☒improved property known as: 100 Brian Circle 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 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(s) this 16th day of July, 2012.

R. Michael Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, R. Michael Williams, with whom I am personally acquainted, (or who 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, at office, this 16th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 3-3-2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUELIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027