WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Shawn F. Meehan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF AUGUST, 2012.

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014~~
(AFFIX SEAL)

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Meehan	NEW OWNER	102070a11000co
(NAME)	(NAME)	
P.O. Box 158825		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, Isaac J. Beard and wife, Christy M. Beard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn F. Meehan, married, 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:

A certain condominium unit in Davidson County, Tennessee, being Unit Number K-7, of West Meade Condominiums created by Master Deed of record in Book 5923, page 704, Register's Office for Davidson County, Tennessee, together with the appurtenances therein set forth to said unit as shown on exhibit A-1 of said Master Deed Plan of record in Book 5200, page 430, said Register's Office if also referred to for a more complete description of the property.

Being the same property conveyed to Isaac J. Beard and wife Christy M. Beard by Warranty Deed from Mutare, LLC dated October 13, 2005, of record in Instrument No. 20051025-0128863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Apartment K7, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20120061908 DEEDWARR
Recvd: 08/20/12 10:38 2 pgs
Fees:13.00 Taxes:166.50

20120820-0074392

Witness our hands this 16th day of August, 2012.

Isaac J. Beard

Christy M. Beard

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 Isaac J. Beard and Christy M. Beard, 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 Franklin, Tennessee this 16th day of August, 2012.

Commission expires: March 3, 2014

Beth Hazelwood Notary Public

