BILL GARRETT, Davidson County
Trans: T20130027345 DEEDWARR
Recvd: 04/04/13 10:33 2 pgs
Fees: 13.00 Taxes: 410.70

20130404-0033289

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE:

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Mitchell		136150A07600CO
(NAME) P.O. 50342	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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,

CHARLES G BEAUDETTE,MARRIED GAIL A USELDING,UNMARRIED,

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

BENJAMIN S. MITCHELL,

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 Unit 76, Watercrest Townhomes, Phase 2, First Revision, as shown on plat of record in Plat Book 11190, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is herby made for a more particular description of said property.

Being the same property conveyed to Melissa C. Harding, unmarried by Warranty Deed from Erika Odom fka Erika Gilbert and husband, Michael Odom, recorded on June 12, 2009, of record in Instrument No. 20090612-0054671 Register's Office for Davidson County, Tennessee.
The said Melissa C. Harding, now married, is now known as Melissa C. Dismukes, Joseph Barton Dismukes joins in this conveyance for the purpose of waiving his martial interest in and to said property. The said property has never been the principle residence of Joseph Barton Dismukes.

Being the same property conveyed to Charles G. Beaudette, married and Gail A. Uselding, unmarried by Warranty Deed from Melissa C. Dismukes and husband, Joseph Barton Dismukes, recorded on October 22, 2012, of record in Instrument No. 20121022-0096332, Register's Office for Davidson County, Tennessee. Charles G Beaudette certifies that he has never resided in the subject property as his marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3405 Old Anderson Rd. 214, 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/our hand(s) this.

Charles G Beaudette

Gail A Uselding

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail A Uselding,unmarried, the bargainor(s), 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 at on this

Commission expires: 11/24/13

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TEXAS

COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles G Beaudette, , the bargainor(s), 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 at on this

Commission expires: Dec 26, 2015

Notary Public

NOTARY PUBLIC STATE OF TEXAS
JOEL THOMAS BROWN
My Commission Expires
December 5, 2015

For Charles Beaudette