BILL GARRETT, Davidson County
Trans:T20130032707 DEEDWARR
Recvd: 04/22/13 10:28 2 pgs
Fees:13.00 Taxes:1054.50
20130422-0039651

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2013.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16

(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
Scott B. Magoon	SWBC Mortgage Corporation	155150A13200CO
(NAME)	(NAME)	
5209 Beech Ridge Rd.	9311 San Pedro Ave. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(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,

NASHVILLE CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION

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

SCOTT B. MAGOON AND DIANA J. MAGOON, 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. 132 on the Plan of Stonemeade, Section II, of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nashville Construction Company, Inc. by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee, of record in Instrument No. 20121219-0116955, dated December 6, 2012, Register's Office for Davidson County, Tennessee.

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 5209 Beech Ridge Rd., Nashville, TN 37221

(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 our hands this 19th day of April, 2013.

Nashville Construction Company, Inc.

By: _____

William Eugene Edwards III, President

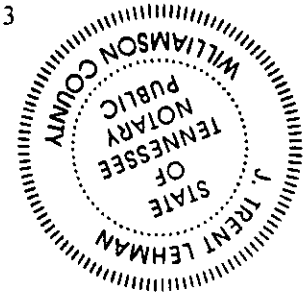
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Eugene Edwards, III with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **NASHVILLE CONSTRUCTION COMPANY, INC.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **NASHVILLE CONSTRUCTION COMPANY, INC.** by him/herself as President.

Witness my hand and official seal at on this 19th day of April, 2013

Commission expires: November 24, 2013



Notary Public

Return To:
Perrone & Young, Attorneys At Law
109 Westpark Drive, Suite 330
Brentwood, TN 37027