WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065016 DEEDWARR
Recvd: 07/30/13 12:55 2 pgs
Fees:13.00 Taxes:821.40

20130730-0079182

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Beard and Jessica Hines-Beard	Farmington Financial Group	07215023900
(NAME)	(NAME)	
1601-B Porter Road	2002 Richard Jones Rd, #310A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Mary Barkaszi, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James D. Beard and Jessica Hines-Beard, 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 all of Lot No. 33 on the Map of M.P. Estes Subdivision of Lots 1, 2 4-9 and part of Lots 10-13 in Sharpe and Horns 6th Addition, as shown by appearing of record in Book 843, page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Mary Barkaszi, a single person by Warranty Deed from S&S Property Investment, LLC, one in the same as S&S Property Investments dated February 22, 2010, of record in Instrument No. 20100302-0015892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1601-B Porter Road, Nashville, TN 37206

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, has 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.

MB

Witness our hands this **26th** day of **July, 2013**

Mary Barkaszi

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Mary Barkaszi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **July, 2013**

Notary Public

My commission expires:

