WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066714 DEEDWARR
Recvd: 08/05/13 09:48 2 pgs
Fees:13.00 Taxes:266.09
20130805-0081378

STATE OF TENNESSEE
COUNTY OF KEIGHLEY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,917.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2014

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Judd	Mike Judd	07307022100
(NAME)	(NAME)	
2210 B. Cabin Hill Road	2210 B. Cabin Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(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, Brett Beauregard and wife, Sarah P. Beauregard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Judd, (A/K/A Mike Judd), 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. 50-B, Zone Lot Division of Lots 44, 45, 46,47, 48, 49, 50, 51, 51, 52 & 53, Section Three, Cabin Hill Subdivision, as shown on plat of record in Plat Book 6250, Page 361, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brett Beauregard and wife, Sarah P. Beauregard, by deed of record in Instrument Number 20010612-0061674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown on record. Covenants, Conditions and Restrictive Covenants of record in Book 6250, Page 361, Book 6430, Page 508and Book 9412, Page 317, Register's Office for Davidson County, Tennessee. Easement for Sewer, recorded in Book 6181, Page 107 and Book 6209, Page 475, said Register's office.

unimproved ☐

This is improved ☒ property, known as 2210 B. Cabin Hill Road, Nashville, TN 37214

(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 31st day of July, 2013.

Sarah Beauregard

Brett Beauregard

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 Brett Beauregard and Sarah P. Beauregard, 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 31st July 2013.

Commission expires:

Notary Public

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 01-24-2017