WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130083576 DEEDWARR
Recvd: 09/27/13 08:52 2 pgs
Fees:13.00 Taxes:937.95
20130927-0101505

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/5/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary B. Frazzini	Primary Residential Mortgage, Inc	126160A24300CO
(NAME)	(NAME)	
7200 Riverfront Drive	4750 W Wiley Post Way, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian Christopher Beaubien and wife, Megan Liane Beaubien**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary B. Frazzini, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 404, on the Final Plat of Riverwalk, Phase 2A, Section 1, of record in Instrument 200310140151989, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brian Christopher Beaubien and wife, Megan Liane Beaubien by Deed from The Jones Company of Tennessee L.L.C. a Missouri limited liability company, dated 10/21/2009 and filed for record on 10/29/2009 in Instrument 200910290100094, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200110240115969, Instrument 200310140151989, (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200111050121083, as amended of record in Instrument 200204240050565, as amended of record in Instrument 200405060051985, as amended of record in Instrument 200612140154502, (3) Railroad Easement of record in Book 513, Page 396, (4) Right of Way of record in Book 751, Page 375, Book 787, Page 7, (5) Declaration of Taking of record in Book 4205, Page 194, (6) Judgment of record in Book 4226, Page 715, (7) Grant of Transmission Line Easement of record in Book 4257, Page 647, (8) Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, (9) Declaration of Road and Utility Access Easements of record in Instrument 200107060072536, (10) Storm Water Detention Agreement of record in Instrument 200109190101279, (11) Landscape Agreement of record in Instrument 200109190101280, (12) Storm Water Detention Agreement of record in Instrument 200211190143687, Instrument 200408260103240, (13) Charter of record in Instrument 200204250051371, and (14) Quitclaim Deed to the Homeowner's Association of record in Instrument 200408270103644, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7200 Riverfront Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of September, 2013.

Brian Christopher Beaubien by Megan Liane Beaubien, Attorney-in-Fact

Brian Christopher Beaubien by Megan Liane Beaubien, Attorney-in-Fact

Megan Liane Beaubien

Megan Liane Beaubien

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 **Megan Liane Beaubien**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of September, 2013.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16, 2015

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Megan Liane Beaubien,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Brian Christopher Beaubien**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130927-0101504, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 13th day of September, 2013.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067