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BILL GARRETT, Davidson County
Trans:T20140004018 DEEDWARR
Recvd: 01/17/14 14:01 2 pgs
Fees:13.00 Taxes:517.63

20140117-0004970

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $139,900.00. Affiant Subscribed and sworn to before me, this the 13th day of January, 2014. Notary Public My commission expires: 5/20/15

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott R. Beeman Cindy L. Beeman	Avenue Bank	
812 S. 12th St.	38 11th Ave S. Ste 200	094010A00200CO
Nashville, TN 37206	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VOLUNTEER STATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT R. BEEMAN AND CINDY L. BEEMAN, HUSBAND AND WIFE, AND AMANDA E. SISCO, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A on the Plan of Homes at 810 South 12th Street, as Exhibit B of the Declaration of Covenants, Conditions and Restrictions in Instrument No. 201312160126895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Williams-Munday Properties, LLC, an Alabama Limited Liability Company, by Warranty Deed from Bobby L. Scifres, a widower, of record at Instrument No. 20060201-0012269, Register's Office for Davidson County, Tennessee, dated January 13, 2006, and recorded on February 1, 2006.

Being the same property conveyed to Volunteer State Properties, LLCC, a Mississippi Limited Liability Company, by Quitclaim Deed from Williams-Munday Properties, LLC, of record in Instrument Number 20120627-0056380, Register's Office for Davidson County, Tennessee, dated June 25, 2012, and recorded on June 27, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 812 S. 12th St., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of January, 2014.

Volunteer State Properties, LLC

Jonathan Kyle Williams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Kyle Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Volunteer State Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.



Notary Public