Davidson County DEEDWARR
Recvd: 04/17/14 08:17 4 pgs
Fees:23.00 Taxes:2682.50
20140417-0032028

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31710-04-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Shannon A. W. Beisel Affiant Subscribed and sworn to before me this 15th day of April, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: James A. Webb, IV, Tayler G. Webb 107 Adams Park Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 080 E 10700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Beisel and wife, Shannon A. W. Beisel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Webb, IV and wife, Tayler G. Webb** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 107 Adams Park, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2014.

Michael D. Beisel by Shannon A.W. Beisel
Michael D. Beisel
BY: Shannon A.W. Beisel, Attorney-In-Fact

Shannon A.W. Beisel
Shannon A. W. Beisel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shannon A. W. Beisel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shannon A. W. Beisel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Michael D. Beisel** and is authorized by the said **Michael D. Beisel** to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of April, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of (Revised) Sugartree Phase 3, as of record in Plat Book 5050, pages 67 thru 71, amended in Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5235, page 694 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Beisel and wife, Shannon A. W. Beisel, by deed dated March 1, 2004, from Marc W. Ball, unmarried, of record in Instrument No. 20040305-0025482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 080 E 10700 CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 5050, pages 67-71, amended in Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5235, page 694 and Book 5238, page 93, said Register's Office.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
7. Easement for sewer to City of Nashville, of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

