Davidson County	**DEEDWARR**
Recvd: 10/28/14 13:33	**2 pgs**
Fees:13.00 Taxes:713.73	
20141028-0099393	

WARRANTY DEED

DAWN D. CRAIG NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeffrey A. Beard, an unmarried man and Charlsie E. Hethershaw, an unmarried woman	Magna Bank	173 09 0A 838.00 CO
(NAME) 2706 Dracut Lane	(NAME) 6525 Quail Hollow Road, Suite 300	
(ADDRESS) Nashville TN 37211	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Two Thousand Nine Hundred And No/100 Dollars ($192,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Antoinette Perkins, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey A. Beard, an unmarried man and Charlsie E. Hethershaw, an unmarried woman**, 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: * (as joint tenants with the right of survivorship JAB/CEH

Land in Davidson County, Tennessee, being Lot No. 723, as shown on the plan of the Resubdivision of Lots 721 through 725, Section One of Phase Eight, Lenox Village, of record as Instrument No. 20100405-0024714, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more for a more complete and accurate description.

Being the same property conveyed to Antoinette Perkins, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated December 15, 2010 and recorded December 16, 2010 as Instrument No. 201012160100145, 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.

File Number: FRN-141828

This is improved property, known as 2706 Dracut Lane, Nashville, TN 37211

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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 my hand this 24th day of October, 2014.

Antoinette Perkins by Diane Crawford, Attorney-in-Fact

Antoinette Perkins by Diane Crawford,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Antoinette Perkins, as her Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Diane Crawford, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of October, 2014.

Notary Public

My Commission Expires:
3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017