PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150006505 DEEDWARR
Recvd: 01/27/15 10:58 2 pgs
Fees:13.00 Taxes:1017.50
20150127-0007669

W & I Ref: (DKM) Title No.: 57146
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Lohmann 854 Beth Drive Nashville, TN 37206	NEW OWNER

TAX MAP PARCEL NUMBERS: 08405008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Beaty and Christopher Beaty,** wife and husband, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Lohmann** and Tsianina Lohmann, husband and wife, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cumberland Meadows, Section Two, First Amendment, of record in Instrument No. 20050525-0059134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah E. Gutin by Warranty Deed from Danny T. Eaton d/b/a Vintage Builders, dated July 26, 2006, recorded August 3, 2006 in Instrument No. 20060803-0095117, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sarah Beaty, married, and Christopher Beaty, married, by Quitclaim Deed from Sarah Gutin, dated September 25, 2013, recorded September 25, 2013 in Instrument No. 20130925-0100741, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050525-0059134, said Register's Office, which Plan shows a 15 foot public utility and drainage easement along the southeasterly side line, a 10 foot easement for sanitary sewer purposes along the rear portion of said lot, a 20 foot public utility and drainage easement along the front line of said lot, and a 30 foot public utility and drainage easement along the mid portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20051230-0156873, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Subject to as much of subject property as may lie within a 100 year flood plain.

This is improved property, known as 854 Beth Drive, Nashivlle, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of January, 2015.

Sarah Beaty

Christopher Beaty

State of Tennessee

County of Davidson

On this 20th day of January, 2015, before me the undersigned authority, personally appeared Sarah Beaty and Christopher Beaty, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Sworn and subscribed before me this 20th day of January, 2015.

Notary

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018