WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033500 DEEDWARR
Recvd: 05/01/15 14:38 2 pgs
Fees:13.00 Taxes:354.83
20150501-0039628

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $95,900.00.

Affiant

Subscribed and sworn to before me this 30 day of April, 2015

Notary Public
My Commission expires: 2.11.16
(Affix Seal)

ELIZABETH MAISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Whitney E. Maxwell	NEW OWNER	162-01-0-CO-900.00CO
497 Hickory Glade Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stanley Beech**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Whitney E. Maxwell, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 90, on the plan of Revision of Units 89 thru 99, Phase 2, Hickory Glade of record in Book 6250, page 889, as amended in Book 6900, page 803, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stanley Beech, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, on November 24, 2014, of record in Instrument Number 20141212-0113853, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 889, as amended in Book 6900, page 803, Register's Office Davidson County, Tennessee.
- By-Laws, covenants, conditions, and restrictions as set forth in instrument recorded in Book 6824, page 929; Book 6824, page 952; Book 6988, page 896; Book 6898, page 919; Book 6898, page 920; Book 6957, page 473; Book 7959, page 869; Book 6878, page 390; Book 10697, page 182; and Instrument Number20031223-0182416, Register's Office for Davidson County, Tennessee.

This is improved property known as: **497 Hickory Glade Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 28, 2015.

Stanley Beech

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stanley Beech** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 28, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066