Davidson County DEEDWARR
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Fees:13.00 Taxes:717.84
20150513-0043713

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/2/18
(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timmy Lorance and Naruemon Supachewa	Timmy Lorance and Naruemon Supachewa	087 02 0 055.00
(NAME)	(NAME)	
4229 New Hope Meadow Rd	4229 New Hope Meadow Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Four Thousand Ten And No/100 Dollars ($194,010.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lance Brandon Beam, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timmy Lorance and Naruemon Supachewa, husband and wife**, 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:

Being Lot No. 125 on the Plan of First Revision of New Hope Meadows, Phase I, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lance Brandon Beam by Warranty Deed from Dale Beauchamp and wife, Louise A. Beauchamp dated October 9, 2006 and recorded October 13, 2006 as Instrument No. 20061013-0127569, in said 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: MTJ-151590

unimproved ☐

This is improved ☒ property, known as 4229 New Hope Meadow Rd, Hermitage, TN 37076

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 we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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 our hands this 11th day of May, 2015.

Lance Brandon Beam

Jennifer Beam

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Lance Brandon Beam and Jennifer Beam, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2015.

Notary Public

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires:

(SEAL)

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018