WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045288 DEEDWARR
Recvd: 06/09/15 11:41 2 pgs
Fees:13.00 Taxes:1655.75
20150609-0054088

P-FC-15-5832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory A. Beamer and Tiffany F. Beamer	**Bank of America, NA**	
(NAME)	(NAME)	
5832 Deer Estates Drive	**4909 Savarese Circle**	**155-16A-186.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Tampa, LA 33634**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSE D. GONZALEZ AND CLAIRE P. GONZALEZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY A. BEAMER AND TIFFANY F. BEAMER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Traceside, Section Seven of record in Plat Book 9700, Page 423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jose D. Gonzalez and Claire P. Gonzalez, husband and wife by Warranty Deed from Nimesh Patel and wife, Dipti Patel of record in Instrument No. 20111205-0094317, Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 05, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504, amended and restated in Book 9435, Page 493, amended in Book 9677, Page 675, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Traceside Homeowner's Assn., Inc. in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area conveyance of record in Instrument Number 20000329-0031451, in the Register's Office for DavidsonCounty, Tennessee.
- Landscape Agreement of record in Book 10355, page 859, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5832 Deer Estates Drive , Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF MAY, 2015.

Jose D. Gonzalez

Claire P. Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE D. GONZALEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAIRE P. GONZALEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212