WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052897 DEEDWARR
Recvd: 07/01/15 09:40 2 pgs
Fees: 13.00 Taxes: 2849.00
20150701-0063491

B-RF-15-2115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/2018

STATE OF TENNESSEE (AFFIX SEAL) NOTARY PUBLIC DAVIDSON COUNTY 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)
Thomas Beach, Jr. and Kristin Beach	FINWORTH MORTGAGE LLC, AN INSBANK COMPANY 2106 CRESTMOOR ROAD NASHVILLE, TN 37215	
(NAME) **2115 Chickering Lane**		**144-14-0-013.00**
(ADDRESS) **Nashville, TN 37215**		
(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 **CHANCE FORMBY AND WIFE, RHONDA FORMBY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS BEACH, JR. AND KRISTIN BEACH, 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. 4 on the Plan of Revision of Lots 1 through 8, on the Plan of Chickering Valley, of record in Plat Book 2854, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 219.0 feet on the Southwesterly Margin of Chickering Lane and extends back 212.0 feet on the Northwesterly line and 197.0 feet on the Southeasterly line to a broken line in the rear, measuring 243.0 feet thereon.

Being the same property conveyed to Brian Boxer and Jan Boxer, husband wife by Warranty deed from Joseph H. Freitag, an unmarried person and Martha Freitag, an unmarried person of record in Instrument No. 20040601-0063906 Register's Office for Davidson County, Tennessee, dated May 26, 2004 and recorded on June 01, 2004. (Value of consideration shown in aforementioned deed $530,000.00.).

Being the same property conveyed to Chance Formby and wife, Rhonda Formby by Warranty deed from Brian Boxer and Jan Boxer, husband and wife of record in Instrument No. 20130703-0068757 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013. (Value of consideration shown in aforementioned deed $682,500.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 58, 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 2542, Page 25, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Chickering Lane , Nashville, Tennessee 37215**.

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 30th DAY OF JUNE, 2015.

Chance Formby

Rhonda Formby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANCE FORMBY, 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 30th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA FORMBY, 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 30th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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