Davidson County DEEDWARR Recvd: 07/06/15 11:21 3 pgs Fees:18.00 Taxes:666.00 **20150706-0064863**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Affiant Subscribed and sworn to before me, this 2nd DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

FSBO15-3813

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Beckley	Edwin Beckley	
3813 Grant Ridge Lane	3813 Grant Ridge Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	173-16-0A-055.00-CO
(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, we JAMES BUTTS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWIN BECKLEY AND KELLY TIFFANY BECKLEY, 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. 103 on the Plan of Final Plat of Hidden Creek (a Cluster Lot Subdivision) Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Plat at Instrument No. 20030213-0020016, 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 James Butts, unmarried by Warranty deed from Robert D. Kobrick of record in Instrument No. 20091008-0093835 Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 08, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 200302130020016, Instrument Number 200205140059176, supplemented in Instrument No. 200509300117904 amended in Instrument No. 200303130033781 and Instrument No. 200503080025065, in Instrument No. 200608280105538 and Instrument No. 20090908-0084135, Instrument No. 200303030027389 and Instrument No. 20090908-0084136, Instrument No. 200303030027388 and Instrument No. 20081230-0123265, Instrument No. 200303030027387; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3813 Grant Ridge Lane, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 2nd day of July, 2015.

James Butts

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of July, 2015, before me personally appeared James Butts, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2015.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY