STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2015.

Notary Public

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20150056099 DEEDWARR
Recvd: 07/10/15 14:45 2 pgs
Fees:13.00 Taxes:3792.50
20150710-0067375

CHRISTY WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Brian Douglas Beem, Jr.	New Owner	**11704009000**
1716 Rosewood Ave.		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patrick Grohar and wife, Kristen M. Snyder

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Douglas Beem, Jr. and Lauren Kay Simmons Beem, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 60.0 feet of Lot No. 268 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 268 fronts the Northerly margin of Rosewood Avenue 60 feet and runs back between parallel lines which measure 170 feet to a dead line in the rear which measures 60 feet.

Being the same property conveyed to Patrick Grohar and wife, Kristen M. Snyder by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20120103-0000526, Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 3, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1716 Rosewood Ave., Nashville, TN 37212.

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 HANDS EFFECTIVE AS OF July 9, 2015:

Patrick Grohar by Dora Mobley as attorney in fact

Patrick Grohar by Dora Mobley as attorney in fact

Kristen M. Snyder by Dora Mobley as attorney in fact

Kristen M. Snyder by Dora Mobley as attorney in fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Dora Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Patrick Grohar and Kristen M. Snyder ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 9th day of July, 2015.

My Commission Expires: 3-10-19

Mandy Terry
Notary Public

20151278R

