BILL GARRETT, Davidson County
Trans: T20150060903 DEEDWARR
Recvd: 07/24/15 14:38 2 pgs
Fees: 13.00 Taxes: 1409.70
20150724-0073030

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $381,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2015.

Notary Public

My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT PREPARED BY:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David G. Oslund and Michelle Oslund	Everett Financial, Inc.	**Map\Parcel: 172-10-0B-046.00-CO**
6261 Palomar Court	14801 Quorum Dr, Ste 300	
Nashville, TN 37211	Dallas, TX 75254	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Craig Beavers and Brittany Beavers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David G. Oslund and Michelle Oslund, 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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1 of record in Plat at Instrument No. 20010209-0012854, 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 Craig Beavers and Brittany Beavers, husband and wife by Warranty deed from Jan Annette Berry of record in Instrument No. 20120511-0040952 Register's Office for Davidson County, Tennessee, dated May 02, 2012 and recorded on May 11, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; matters shown on the Plan of record in Instrument No. 20010209-0012854; all matters shown on the Plan of record in Plat Book 5200, Page 306; Covenants, Conditions and Restrictions of record in Book 5708, Page 670, Book 5794, Page 256, Instrument Number 19991221-0309559, amended in Instrument No. 20000728-0074515, supplemented in Instrument No. 20070206-0015266; Charter in Instrument No. 19991221-0305569, amended in Instrument No. 19991221-0305561, Instrument No. 19991221-0305560 and Instrument No. 20000316-0026959; deed conveyance of open space to HOA in Instrument No. 20050516-0054926; Right of Way of record in Book 4780, Page 611 and Book 5708, Page 670; Storm Water Detention Agreement in Book 11628, page 8 and Instrument No. 20050607-0065120; Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, Page 183; Restrictions of record as Instrument Number 20120511-0040952; all RODC, TN. Subject to rights of others in and to the common areas and/or elements. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6261 Palomar Court Nashville, TN 37211.

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 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 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 22nd day of July, 2015.

Craig Beavers

Brittany Beavers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Craig Beavers and Brittany Beavers, the within named Grantors, with whom I am personally acquainted (or who proved to me his/her/(their) identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: 50152147
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064