Davidson County	**DEEDWARR**
Recvd: 08/03/15 12:08	**4 pgs**
Fees:23.00 Taxes:591.63	
20150803-0076366	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of July, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carlina M. Freeman-Paredes	Farmington Mortgage, a Division of CapStar Bank	075 12 0F 002.00
(NAME)	(NAME)	
735 Tulip Grove Rd, Unit 102	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($159,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Billy M. Beecham and wife, Georgianna Singleton-Beecham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlina M. Freeman-Paredes, an unmarried woman**, 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. 2 aka Unit No. 102, Tulip Cove Townhomes, a horizontal property regime with private elements, as show on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20050525-0059119 as amended in Instrument 20080103-0000699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy M. Beecham, and wife, Georgianna Singleton Beecham by Warranty Deed from Marquis Homes, LLC dated January 9, 2006 and recorded January 12, 2006 as Instrument No. 20060112-0004892, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-152928

unimproved ☐
This is improved ☒ property, known as 735 Tulip Grove Rd, Unit 102, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 24th day of July, 2015.

Billy M. Beecham by Georgianna Singleton-Beecham,
his Attorney in Fact

Georgianna Singleton-Beecham

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgianna Singleton-Beecham, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Billy M. Beecham and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Inst. No. 20150803-0076365 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 24 day of July, 2015.

DENNIS B. MEVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public
My Commission Expires:

STATE OF Tennessee County OF Wilson

I, the undersigned, a Notary Public, do hereby certify that Georgianna Singleton-Beecham, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of July, 2015.

Notary Public
My Commission Expires:

Seal

DENNIS B. MEVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

File Number: MTJ-152928

Certification of Authenticity

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

Signature

State of Tennessee

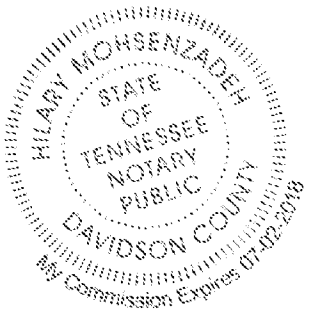
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).