THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084908** BILL GARRETT, Davidson County Trans:T20150074985 DEEDWARR Recvd: 09/02/15 14:11 2 pgs Fees:13.00 Taxes:2153.03 20150902-0089509	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $581,900.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Robert Beauchamp 3703 ACKERMAN CT Nashville TN 37204-3201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11813000900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Baker and Jenny Simpson Baker, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Beauchamp and Shannon Beauchamp, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, Page 10, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Baker, and spouse Jenny Simpson Baker by Warranty Deed from Dana S. Hendricks, and husband Hal D. Hendricks, recorded on the 2nd day of August, 1999 in Deed Book 11600, Page 1 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SECTION 1, ORIENTAL GOLF CLUB SUBDIVISION, as recorded in Plat Book 1424, Page(s) 10.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1432, Page 285 and Book 1113, Page 646.

Right of flow of water along the Southern perimeter of said lot for an open drainage ditch, as set forth on the deed recorded in Book 5794, Page 897.

This is improved property located at 3703 ACKERMAN CT Nashville TN 37204-3201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2015.

Robert L. Baker

Jenny Simpson Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Baker and Jenny Simpson Baker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018