WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Beaubien	NEW OWNER	097-02-0A354.00-CO
(NAME)	(NAME)	
2601 Thicket Ridge Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150094811 DEEDWARR
Recvd: 11/06/15 10:44 2 pgs
Fees:13.00 Taxes:924.63
20151106-0113283

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, **Marcus C. Hanna and Kiersten Joy Hanna, husband and wife.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian Beaubien and Megan Beaubien, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 354 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4C, of record in Plat Instrument No. 201307020068170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marcus C. Hanna and Kiersten Joy Hanna, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 11/15/2013, recorded 12/03/2013 of record in Instrument No. 20131203-0122882, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20130702-0068170, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557 Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, and Supplementary of record in Instrument No. 20140424-0034618, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's

Office for Davidson County, Tennessee.
Easement contained in Inspection and Maintenance Agreement of record in Instrument No. 20070713-0083651 Instrument No. 20130124-0007799, in the Register's Office for Davidson County, Tennessee.
Slope Easement Agreement of record in Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20090109-0002452, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2601 Thicket Ridge Court, Hermitage, TN 37076
(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/or 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/or 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 5th day of November, 2015.

Marcus C. Hanna

Kiersten Joy Hanna

State of Tennessee
County of Williamson

Personally appeared before me Marcus C. Hanna and Kiersten Joy Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of November, 2015.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027