Davidson County DEEDWARR
Recvd: 11/17/15 14:04 3 pgs
Fees:18.00 Taxes:758.50
20151117-0116628

WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sloan M. Land	New Owner	173 09 0A 838.00
(NAME)	(NAME)	
2706 Dracut Lane		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jeffrey A. Beard, unmarried and Charlsie E. Hethershaw, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sloan M. Land, an unmarried person**, hereinafter called the Grantee, her 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. 723, as shown on the plan of the Resubdivision of Lots 721 through 725, Section One of Phase Eight, Lenox Village, of record as Instrument No. 20100405-0024714, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jeffrey A. Beard, an unmarried man and Charlsie E. Hethershaw, an unmarried woman, as joint tenants with the right of survivorship by Warranty Deed from Antoinette Perkins, an unmarried woman, dated October 24, 2014 and recorded October 28, 2014 in Instrument No. 20141028-0099393, 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.

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unimproved ☐

This is improved ☒ property, known as 2706 Dracut Lane, 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, 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 13th day of November, 2015.

Jeffrey A. Beard by Diane Crawford, Attorney-in-Fact

Jeffrey A. Beard by Diane Crawford Attorney In Fact

Charlsie E. Hethershaw by Diane Crawford, Attorney-in-Fact

Charlsie E. Hethershaw by Diane Crawford Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey A. Beard, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20151117-0116627, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Jeffrey A. Beard, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 13th day of November, 2015.

Notary Public

My Commission Expires: 3-6-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charlsie E. Hethershaw, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20151117-0116626, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Charlsie E. Hethershaw, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 13th day of November, 2015.

Notary Public

My Commission Expires: 3-6-18

File Number: FRN-154880

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

EXP 4-24-2018

Shelly M Smith