# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008502 DEEDWARR
Recvd: 02/01/16 13:52 2 pgs
Fees:13.00 Taxes:610.13
20160201-0009573

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$164,900.00

Affiant

Subscribed and sworn to before me this 29th day of January, 2016.

Notary Public
My Commission expires: 5-27-19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Adam L. Foit | Adam Foit | 150-06-0-099.00 |
| 3117 Rollingstone Drive | 3117 Rollingstone Drive | |
| Antioch, TN 37013 | Antioch, TN | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stan Beech**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam L. Foit, single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 136 on the plan of Section 10-A Cherry Hills, of record in Book 4860, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Stan Beech, by deed from J. Phillip Jones, Substitute Trustee, on April 2, 2015, of record in Instrument Number 20150413-0032319, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4860, page 97, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2009, page 329; Book 5777, page 262, Register's Office for Davidson County, Tennessee.
- Easment of record in Book 5135, page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3117 Rollingstone Drive, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 29, 2016.

Stan Beech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stan Beech** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 29, 2016

My commission expires 7/5/19

Notary Public

