WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/16 11:16 2 pgs
Fees:13.00 Taxes:1276.50
20160330-0029929

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

FRN-161204

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
Rhonda J. Messer	New Owner	172130A09500CO
(NAME)	(NAME)	
620 Logwood Briar Circle	620 Logwood Briar Cir	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Neil Colin Beadle and wife, Jennifer Margaret Beadle**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rhonda J. Messer, an unmarried woman and Tina M. Messer, an unmarried woman as Joint Tenants** , 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. 55 on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, Pages 902 through 906, 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 Neil Colin Beadle and wife, Jennifer Margaret Beadle by Warranty Deed from Randy L. Price, unmarried, and Dago Melendez, unmarried, dated 01/09/2008 recorded 01/29/2008, of record in Instrument No. 20080129-0009061, 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 620 Logwood Briar Circle, Brentwood, TN 37027
(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 28th day of March, 2016.

X _____
Neil Colin Beadle

X _____
Jennifer Margaret Beadle

State of Oregon
County of Clackamas

Personally appeared before me Neil Colin Beadle and Jennifer Margaret Beadle, 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 28th day of March, 2016.

X _____
Notary Public
My Commission Expires: June 15, 2019

OFFICIAL STAMP
CARISSA JEAN CLARK
NOTARY PUBLIC-OREGON
COMMISSION NO. 939868
MY COMMISSION EXPIRES JUNE 15, 2019

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

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

_____
Shelly M Smith

Commission Expires
4-24-2018