BILL GARRETT, Davidson County
Trans:T20160046340 DEEDWARR
Recvd: 06/02/16 09:05 2 pgs
Fees:13.00 Taxes:1807.45
20160602-0055386

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,500.00 Debbie A. Serben Affiant Subscribed and sworn to before me, this 31st day of May, 2016 Janel L. Johnson Notary Public MY COMMISSION EXPIRES: 2/25/19 (AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gere Lee Beason	SWBC Mortgage Corp.	104-15-0
(NAME)	(NAME)	(MAP)
2716 West Linden Avenue	9311 San Pedro #100	140.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212-5230	San Antonio, TX 78216	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Jennifer Pittmann and John Pittmann, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gere Lee Beason and Joan Howell, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 13 on the Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Westerly one-half of Lot No. 13 fronts 50 feet on the Northerly side of West Linden, formerly Sunset Avenue, and runs back 163.8 feet more or less on the Easterly line and 163.9 feet on the Westerly line, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jennifer Pittmann and John Pittmann, wife and husband by Warranty deed from William Stuart Hartley, an unmarried individual of record in Instrument No. 20141021-0097030 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 21, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2716 West Linden Avenue, Nashville, Tennessee 37212-5230

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, 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 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 my/our hand(s) this 31st day of May, 2016.

Jennifer Pittmann

John Pittmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Pittmann and John Pittmann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of May, 2016.

Notary Public

My Commission Expires: 6/21/16

