# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TANYA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2086B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Adam Beck and Karina Beck | New Owner | 025-08-0-006.00 |
| 207 Rosehill Drive | | |
| Goodlettsville, TN 37072-1610 | | |

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,

**ANG HOMES, INC.**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ADAM CHRISTOPHER BECK AND KARINA BECK, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 90 on the Plan of Section One, Ranchwood Estates, of record in Plat Book 2900, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ANG Homes, Inc. by Warranty deed from Earnest E. Seaton, unmarried of record in Instrument No. 20160413-0035182 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 13, 2016

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee.

Easement(s) as set forth in instrument of record in Book 3000, Page 69, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

This is property known as 207 Rosehill Drive, Goodlettsville, TN 37072-1610

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans: T20160067364 DEEDWARR
Recvd: 08/04/16 12:46 2 pgs
Fees: 13.00 Taxes: 684.50

20160804-0080915

Witness my hand on the 1st day of August, 2016.

ANG Homes, Inc.

BY: _____

Alexandra Terry, as President

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, ANG HOMES, INC.*, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

* ALEXANDRA TERRY as President,

Witness my hand and official seal, this 1st day of August, 2016.

_____

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

**File #: 16-2086B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**