BILL GARRETT, Davidson County
Trans:T20160092042 DEEDWARR
Recvd: 10/18/16 15:50 2 pgs
Fees:13.00 Taxes:1664.63
20161018-0110227

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Beauchamp Amanda Beauchamp		
1337 McAlpine Ave.	NEW OWNERS	061-16-0-375.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY C. MANN AND RACHAEL K. MANN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BEAUCHAMP AND AMANDA BEAUCHAMP, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Final Plat, Resubdivision of Lot 57 of the Map of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista of record in Plat at Instrument No. 20160302-0019948, 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 a portion of the same property conveyed to Holle Norman and wife, Frances Carroll Norman by Warranty deed from Charles H. Norman, Jr. and wife, Jean Norman of record in Book 1977, page 588, Register's Office for Davidson County, Tennessee, dated June 19, 1951 and recorded on June 20, 1951.

The said Francis Carroll Norman having since died on September 23, 2001 leaving George Holle Norman as the sole owner. The said George Holle Norman having since died intestate on August 12, 2002 leaving John Edward Norman, Caroll Greer, Madlyn Butler, Charlene Ward, Georgia Norman and Debbie Norman as his heirs at law as shown in the Affidavit of Heirship of record in Instrument No. 20151222-0128765. The said John Edward Norman having since died intestate on December 8, 2014 leaving Carroll Greer, Madlyn Butler, Charlene Ward, Georgia Norman and Debbie Norman as his heirs at law as shown in the Affidavit of Heirship in Instrument No. 20151222-0128765.

The said Madlyn Butler having since died testate on February 11, 2015 leaving her interest in said property to her estate as evidenced in the Order to Sale Real Property of record in Case No. 2015-PR-57 in the Chancery Court for Sumner County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Timothy C. Mann and wife, Rachael K. Mann by Warranty deed from Estate of Madlyn Norman Butler and Carroll Greer and Charlene Ward and Georgia Norman and Debbie Norman of record in Instrument No. 20151222-0128766 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 22, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1337 McAlpine Ave., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of October, 2016.

Timothy C. Mann by Bruce Most
his attorney-in-fact

Rachael K. Mann by Bruce Most
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, as attorney in fact for Timothy C. Mann and Rachael K. Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of October, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017