WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,500.00**

Affiant

Subscribed and sworn to before me, this 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160100216 DEEDWARR
Recvd: 11/14/16 13:26 2 pgs
Fees:13.00 Taxes:508.75
20161114-0119731

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
David Beahm		160-14-0B
(NAME)	(NAME)	(MAP)
5739 Brentwood Trace	New Owner	390.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
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 consideration, the receipt of which is hereby acknowledged, I/we, **Deborah D. Jacobs, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Beahm and wife, Regina Beahm,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 5739, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219 as revised in Book 5200, Page 230, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, Page 988, said Register's Office.

Being the same property conveyed to Deborah D. Jacobs, a single woman by Warranty deed from Judy M. Joines formerly known as Judy J. Miller, a single woman of record in Instrument No. 20041103-0132179 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 03, 2004.

This conveyance is subject to (1) the taxes for the current year and subsequent years; (2) all matters shown on the Plan of record in Plat Book 5200, Page 219 and amended in Plat Book 5200, Page 230 and Plat Book 5200, Page 261; (3) Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415, amended in Book 5545, page 510 and Book 5868, page 70; (4) By-Laws appended to Master Deed of record in Book 5524, Page 424, amended in Book 5537, Page 988; (5) Right of Way Easement of record in Book 4460, Page 110 and Book 4831, Page 125; (6) Deed of Conveyance of record in Book 6122, Page 419 and Book 6122, Page 424, all in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as: 5739 Brentwood Trace, Brentwood, Tennessee 37027

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 10th day of November, 2016.

Deborah D. Jacobs

Deborah D. Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Deborah D. Jacob, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of November, 2016.

John M. Wells

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/9/2019