(3)

BILL GARRETT, Davidson County
Trans:T20160103828 DEEDWARR
Recvd: 11/23/16 13:05 2 pgs
Fees:13.00 Taxes:795.50
20161123-0123876

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa A. Randall	Lisa A. Randall	094 01 0A 001.00
(NAME)	(NAME)	
812 S. 12th Street	812 S. 12th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Scott R. Beeman and Cindy L. Beeman, husband and wife, and Amanda E. Sisco, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa A. Randall, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of Homes at 810 South 12th Street, as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131216-0126895, 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 Scott R. Beeman and Cindy L. Beeman, husband and wife, and Amanda E. Sisco, unmarried, by Warranty Deed from Volunteer State Properties, LLC, a Tennessee limited liability company, dated January 13, 2014, of record in Instrument No. 20140117-0004970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees, All matters appearing on the Plan of record in Book 421, page 78 and Instrument No. 20131216-0126895; Master Deed of record in Instrument No. 20080602-0055839, and termination agreement of record in Instrument No. 20131216-0126894; Charter of Homes at 810 South 12th Street Homeowners Association of record in Instrument No. 20140203-0009457; Restrictions of record in Instrument No. 20131216-0126895; By-Laws of Homes at 810 South 12th Street of record in Instrument No. 20131216-0126895; All of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 812 S. 12th Street, Nashville, TN 37206
(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 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 our hands this 22nd day of November, 2016.

Scott R. Beeman by Amanda E. Sisco
Scott R. Beeman attorney-in-fact
By: Amanda E. Sisco, Attorney-in-Fact

Cindy L. Beeman by Amanda E. Sisco,
Cindy L. Beeman attorney-in-fact
By: Amanda E. Sisco, Attorney-in-Fact

Amanda E. Sisco
Amanda E. Sisco

State of Colorado

County of Denver

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Amanda E. Sisco, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Denver, Colorado, this 21 day of November, 2016.

Notary Public
My Commission Expires: May 17, 2020

JOSHUA PINKHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164018908
My Commission Expires May 17, 2020

State of Colorado

County of Denver

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Amanda E. Sisco, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Scott R. Beeman and Cindy L. Beeman, the within named bargainors, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Scott R. Beeman and Cindy L. Beeman, the within named bargainors by the said Amanda E. Sisco as such Attorney-in-Fact.

Witness my hand and official seal at Denver, Colorado, this 21 day of November, 2016.

Notary Public
My Commission Expires: May 17, 2020

File No.: 24198

JOSHUA PINKHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164018908
My Commission Expires May 17, 2020