 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $161,500.00. Affiant Subscribed and sworn to before me, this 3rd day of January, 2017. Notary Public My commission expires: 2/28/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan L. Judd and Christina Judd	Jonathan L. Judd and Christina Judd	064-08-0-041.00
4521 Woodside Circle	4521 Woodside Circle	
Old Hickory, TN 37138-1910	Old Hickory, TN 37138-1910	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Joseph C. Beavon and wife, Jane A. Beavon

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathan L. Judd and Christina Judd, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Plan of Section I, Woodside Subdivision of record in Plat Book 5050, Page 75, 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 Joseph C. Beavon and wife, Jane A. Beavon by Warranty deed from William T. Prost and wife, Sharon L. Prost, of record in Instrument No. 20040304-0024984, Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 04, 2004.

BILL GARRETT, Davidson County
Trans:T20170002054 DEEDWARR
Recvd: 01/09/17 13:23 2 pgs
Fees:13.00 Taxes:597.55
20170109-0002324

This is improved property known as 4521 Woodside Circle, Old Hickory, TN 37138-1910.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Section I, Woodside Subdivision of record in Book 5050, page 75, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of January, 2017.

Joseph C. Beavon

Joseph C. Beavon

Jane A. Beavon

Jane A. Beavon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph C. Beavon and Jane A. Beavon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of January, 2017.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316400