WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018670 DEEDWARR
Recvd: 03/03/17 12:39 2 pgs
Fees:13.00 Taxes:188.70
20170303-0021364

J-HP-17-3530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marinela Lautt	**New Owner**	
(NAME)	(NAME)	**050-10-0-099.00**
~~5332 Mt. View Road~~ P.O. BOX 23096	P.O. Box 23096	
(ADDRESS)	(ADDRESS)	
~~Antioch, TN 37013~~ Nashville, TN 37207	NASHVILLE 37207	
(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, **JOHN PAUL BEERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARINELA LAUTT, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35-A on the Plan of Zone Lot Division, Lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes, of record in Plat Book 5200, Page 770, 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 Paul L. Conquest and wife, Ann Conquest by Warranty Deed from James Albert Hegwood, unmarried, of record in Instrument No. 20111012-0079282, Register's Office for Davidson County, Tennessee, dated October 06, 2011 and recorded on October 12, 2011. (Value of consideration shown in aforementioned deed $29,500.00)

Being the same property conveyed to John Paul Beers by Quitclaim Deed from Paul L. Conquest and wife Ann Conquest, of record in Instrument No. 20170130-0009346, Register's Office for Davidson County, Tennessee, dated January 25, 2017 and recorded on January 30, 2017. (Value of consideration shown in aforementioned deed $10.00)

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 640, as amended in Plat Book 5200, Page 770, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6285, Page 885 and Book 6349, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Right of Way to Metro Government of record in Book 7704, Page 374, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3530 Chesapeake Drive, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF FEBRUARY, 2017.

John Paul Beers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN PAUL BEERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212