BILL GARRETT, Davidson County
Trans:T20170023781 DEEDWARR
Recvd: 03/21/17 09:53 2 pgs
Fees:13.00 Taxes:999.00
20170321-0027300

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170314TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lauren Jade Beazley	Victorian Finance	**181-10-E-95.00CO**
5302 Missionary Way	212 Washington Ave. Suite 300	
Brentwood, TN 37027	Bridgeville, PA 15017	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hugo Paguaga, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Lauren Jade Beazley, unmarried,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in WILLIAMSON County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plat of High Point, Phae 1, Section 3, of record as Instrument No. 20120507-0039277 in the Register's Office for Davidson County, Tenneee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Hugo Paguaga, an unmarried man, by Warranty Deed from Regent Homes, LLC, dated 9/26/13 and recorded 9/27/13 in Insrument Number 20130927-0101653, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Hugo Paguaga** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Hugo Paguaga** further covenants and binds his/her heirs and representatives, to

warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **5302 Missionary Way, Brentwood, TN 37027**.

Executed on this 17th day of March. 2017.

Hugo Paguaga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Hugo Paguaga, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of March, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of March, 2017.

Notary Public

My Commission Expires: 12-01-20

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY