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Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Elizabeth H. Willis Affiant Subscribed and sworn to before me, this 31st day of March, 2017. Emily Betts Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170029105 DEEDWARR
Recvd: 04/06/17 11:29 2 pgs
Fees:13.00 Taxes:647.50
20170406-0033793

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Josh Prince	**New Owner**	**Map/Parcel: 161-13-0-014.00**
5718 Brentwood Meadows Circle		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Dory Dugger, now known as Dory Dugger Beall, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Prince, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 49-A on the plan of Zone Lot Division, Lot 49, Section Two, Brentwood Meadows, of record in Book 6250, page 642, amending Book 5200, page 782, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dory Dugger, unmarried, by Warranty Deed, from Edward L. Mully, unmarried, dated May 25, 2005, erroneously recorded in Book 3578, Page 307, Register's Office for Williamson County, Tennessee. Scrivener's Affidavit recorded in Instrument No. 20080415-0038067 and Instrument No. 20111229-010845, Register's Office for Davidson County, Tennessee. Dory Dugger having since married and is now known as Dory Dugger Beall.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 642, amending Book 5200, Page 782 Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6291, Page 292, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5718 Brentwood Meadows Circle, 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 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 31st day of March, 2017.

Dory Dugger Beall

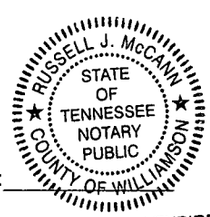
*Bradley Beall, spouse of Dory Dugger Beall, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Bradley Beall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dory Dugger Beall and husband Bradley Beall, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.



Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **170119JM**
RECORD & RETURN TO:
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