This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3222**

Davidson County DEEDWARR
Recvd: 06/06/17 11:12 4 pgs
Fees:23.00 Taxes:962.00
20170606-0056432

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary Michael Beecham, and wife, Melinda Rachelle Ray Beechham** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Zenebesh Sitot**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.103 on the Plan of Long Hunter Chase, Phase 1, Section II, a Planned Unit Development, as shown by plat of record in Plat Book 9700, page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary Michael Beecham, an unmarried persons by Warranty Deed from Rufus L. Carrethers, unmarried, dated 4/26/2017 and filed for record on 4/29/2010 in Instrument Number 20100429-0032656, Register's Office for Davidson County, Tennessee.

This is improved property also known as 6652 Ascot Drive, Antioch, Tennessee 37013.

Map and Parcel: 151-90-A-103 CO

Melinda Rachelle Ray Beecham, spouse of Gary Michael Beecham joins in this instrument to convey any and all right she may have; especially her marital rights.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 31st day of May, 2017.

Gary Michael Beecham -Grantor

Melinda Rachelle Ray Beecham -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Michael Beecham and Melinda Rachelle Ray Beecham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2017.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2020



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$260,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to ~~before me~~ this 31st day of ~~May~~, 2017.

Affiant

NOTARY PUBLIC

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/10/21

Grantee(s) Name, Address:	Send Tax Statement To:
Zenebesh Sitot	US Bank
6652 Ascot Drive	7601 Penn Ave S Ste A1
Antioch, Tennessee 37013	Richfield MN 55423

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

