BILL GARRETT, Davidson County
Trans:T20170056566 DEEDWARR
Recvd: 07/03/17 09:55 2 pgs
Fees:13.00 Taxes:536.50

20170703-0066570

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me this 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/24/18

(AFFIX SEAL)

DANIEL J. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Haugen, unmarried man	Peoples Home Equity (NAME)	
230 Hurst Drive (ADDRESS)	170 N. Seven oaks Drive (ADDRESS)	053-06-0-030.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kay Orange Beasley, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric Haugen, unmarried man, hereinafter called the Grantees, their heirs 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. 54 ON THE MAP OF FAIRWAY VIEW SUBDIVISION, SECTION NO. 2, OF RECORD IN BOOK 2900, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT NUMBER 54 FRONTS 93.52 FEET ON THE WESTERLY SIDE OF HURST DRIVE AND RUNS BACK 300.13 FEET ON THE NORTHERLY LINE AND 300.14 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR AND MEASURES 93.52 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ALTON CLARON ORANGE, ET UX, NEVA G. ORANGE, BY DEED FROM BERNICE NIXON, A WIDOW OF RECORD IN BOOK 3674, PAGE 5, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. THE SAID NEVA G. ORANGE HAD PREDECEASED ALTON CLARON ORANGE. ALTON CLARON ORANGE SUBSEQUENTLY DIED, AND BY WILL ADMITTED TO PROBATE IN CASE 96P1704 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, DEVISED SAID PROPERTY TO KAY ORANGE BEASLEY AS PART AND PARCEL OF HIS RESIDUARY ESTATE.

BEING THE SAME PROPERTY CONVEYED TO KAY ORANGE BEASLEY BY QUITCLAIM DEED FROM KAY O. BEASLEY, EXECUTRIX OF THE ESTATE OF ALTON CLARON ORANGE, DECEASED OF RECORD IN BOOK 11043, PAGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 230 Hurst Drive , Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 30th day of June, 2017.

Kay Orange Beasley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay Orange Beasley, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072