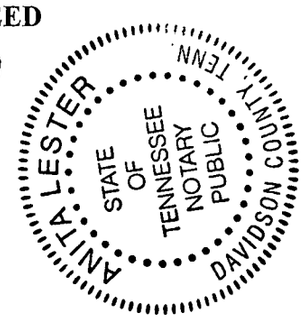
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056748 DEEDWARR
Recvd: 07/03/17 12:53 2 pgs
Fees:13.00 Taxes:869.50
20170703-0066788



File No. RW0003037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Newton and Karen Wright	Peoples Home Equity, Inc.	
(NAME)	(NAME)	
908 Cointreau Dr.	5205 Maryland Way, Ste. 100	075-07-0-153-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **David Beaudet and wife, Linda Gale Beaudet and Alejandro Rodriguez, single,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Wright and Paul Newton, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 178, on the Plan of Highland of Tulip Grove, Section 3, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all of that certain property conveyed to David Beaudet and wife, Linda Gale Beaudet and Alejandro Rodriguez (erroneously shown as Alejaudro Rodrigues), single, from Eva Jean Stiltz Melvin, single by Warranty Deed dated May 19, 2004 and recorded June 4, 2004 in Instrument No. 20040604-0066065, in the land records of Davidson County, Tennessee.

Power of Attorney of record in Instrument 20170703-0066787 said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 908 Cointreau Dr., Hermitage, TN 37076

(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.

Witness my hand this 29th day of June, 2017.

David Beaudet

Linda Gale Beaudet

Linda Gale Beaudet

Alejandro Rodriguez by Linda Gale Beaudet attorney in fact

Alejandro Rodriguez by Linda Gale Beaudet

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 29th day of June, 2017.

M. Menke

Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Gale Beaudet individually and as attorney in fact for Alejandro Rodriguez, whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of June, 2017.

M. Menke

Notary Public

My commission expires:
5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206