BILL GARRETT, Davidson County
Trans:T20170060035 DEEDWARR
Recvd: 07/13/17 14:48 2 pgs
Fees:13.00 Taxes:1716.80
20170713-0070644

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179065

WARRANTY DEED

Return to
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00.

Shannon Wall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josiah Reid and Erica Reid 1337 McAlpine Avenue Nashville, TN 37216	New Owner	061 16 0 375.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Four Thousand and 00/100 Dollars ($464,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL BEAUCHAMP AND AMANDA BEAUCHAMP, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOSIAH REID AND ERICA REID, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Resubdivision of Lot 57 of the Map of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista of record in Plat at Instrument No. 20160302-0019948, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Beauchamp and Amanda Beauchamp, husband and wife, by Warranty Deed from Timothy C. Mann and Rachael K. Mann, husband and wife, dated 10/17/2016, recorded 10/18/2016, of record in Instrument No. 20161018-0110227, in the Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed to Timothy C. Mann and Rachael K. Mann, husband and wife by Warranty Deed from Estate of Madlyn Norman Butler and Carroll Greer, Charlene Ward, Georgia Norman and Debbie Norman dated 12/21/2015 of record in Instrument No. 20151222-0128766, said Register's Office. Previously conveyed to Holle Norman and wife Francis Carroll Norman in Book 1977, page 588, said Register's Office. The said Francis Carroll Norman having since died on 9/23/2001, leaving Holle Norman as sole owner. The said George Holle Norman having since died on 8/12/2002 leaving John Edward Norman, Carroll Greer, Madlyn Butler, Charlene Ward, Georgia Norman and Debbie Norman as heirs at law per Affidavit of Heirship in Instrument No.

20151222-0128765. The said John Edward Norman having since died intestate on 12/8/2014 leaving Carroll Greer, Madlyn Butler, Charlene Ward, Georgia Norman and Debbit Norman as heirs at law per Affidavit of Heirship in Instrument No. 20151222-0128765, said Register's Office. The said Madlyn Butler having since died testate on 2/11/2015, leaving her interest in said property to her estate as evidenced in the Order to Sale Real Property of record in Case No. 2015-PR-57 in the Chancery Court for Sumner County, Tennessee, Probate Division.

The address of the herein described property is believed to be 1337 McAlpine Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of July, 2017.

MICHAEL BEAUCHAMP

Amanda Beauchamp
AMANDA BEAUCHAMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Beauchamp and wife, Amanda Beauchamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of July, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

Exp: 7-24-2017