PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map 060 Group 12 Control Map _____ Parcel 008.00

ROBERT SLOAN
to
RACHEL L. BEAUREGARD and DEAN BERNER, wife and husband

Address of New Owner
And Mail Tax Notices to:

Rachel L. Beauregard
2904 Highland Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 08/04/17 15:18 3 pgs
Fees:18.00 Taxes:1302.03
20170804-0080108

WARRANTY DEED

For and in consideration of the sum of Three Hundred Fifty One Thousand Nine Hundred Dollars ($351,900.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ROBERT SLOAN, have bargained and sold, and by these presents do transfer and convey unto the said RACHEL L. BEAUREGARD and DEAN BERNER, wife and husband, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 37 to 40 inclusive, of Block A on the Plan of Highland Park of record in Plat Book 974, page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property. Said Lots join and front 100 feet on the West side of Highland Drive and run back between parallel lines, 171 feet to a dead line.
>
> This is the same property which was conveyed to Robert Sloan from John Blackwell by Quitclaim Deed dated January 6, 2017, of record in Instrument Number 20170112-0003744, Register's Office of Davidson County, Tennessee.
>
> This property is subject to Restrictions of record in Deed Book 1062, page 1, Register's Office of Davidson County, Tennessee.
>
> 2017 taxes will be prorated. 2018 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RACHEL L. BEAUREGARD and DEAN BERNER, wife and husband, their heirs and assigns, forever.

And I do covenant with the said conveyee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 2 day of August, 2017.

ROBERT SLOAN

STATE OF Tennessee

COUNTY OF Trousdale

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

Witness my hand and official seal, at Hartsville (City), Tennessee (State), this 2 day of August, 2017.

NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My commission expires: 5.17

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $351,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 4 day of August, 2017.

REGISTER OR NOTARY PUBLIC

My Commission Expires:

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal