WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

B-BR-17-1345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,644.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/18/17 12:42 2 pgs
Fees:13.00 Taxes:731.28
20170818-0085139

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Johnson Grant Fowler	New Owner	
(NAME)	(NAME)	**162-12-0B-002.00-CO**
1345 Bell Rd #314		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIENNE N. WHITFIELD, UNMARRIED AND WILLIAM F. BEASLEY AND VIRGINIA N. BEASLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNSON GRANT FOWLER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 1-B on the Plan of Villas at Belle Parke, Phase I, a Horizontal Property Regime, of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which Plan and Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adrienne N. Whitfield, unmarried and William F. Beasley and Virginia N. Beasley, husband and wife by Warranty deed from Amanda L. Newman, unmarried of record in Instrument No. 20140703-0058729 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020913-0111601 and Instrument No. 20020722-0087814, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke, Phase 1 of record in Instrument Number 20020911-0110959, as amended in Instrument Number 20021025-01309222, Instrument Number 20030515-0066792 and Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee.
- Charter of Villa at Belle Parke Homeowners Association, Inc., of record in Instrument Number 20020911-0110958, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050095, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and maintenance of drainage facility of record in Book 7838, Page 934, Instrument No, 20011116-0125961, Instrument No. 20020320-0034488, in the Register's Office for Davidson County, Tennessee.
- Declaration of drainage easement of record in Instrument Number 20020322-0035169, in the Register's Office for Davidson County, Tennessee.
- Landscape Buffer Easement of record in Instrument Number 20011217-0138710, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1345 Bell Rd #314, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF AUGUST, 2017.

Adrienne N. Whitfield

William F. Beasley
by Adrienne N. Whitfield Attorney-in-Fact
William F. Beasley by Adrienne N. Whitfield,
Attorney in Fact

Virginia N. Beasley
by Adrienne N. Whitfield as her Attorney-in-Fact
Virginia N. Beasley by Adrienne N. Whitfield,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIENNE N. WHITFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM F. BEASLEY AND VIRGINIA N. BEASLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM F. BEASLEY AND VIRGINIA N. BEASLEY.

Witness my hand and official seal, this the 16th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019