BILL GARRETT, Davidson County
Trans:T20170077712 DEEDWARR
Recvd: 09/05/17 15:32 2 pgs
Fees:13.00 Taxes:1390.83
20170905-0091314

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PA
Paul S. Beard 4400 Belmont Park Terrace #233 Nashville, TN 37215	SAME	131030c23300co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, #15523 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elizabeth Swope, a single person (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto Paul S. Beard, a single person (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 233 on the Plan of Section Nine, Arden Place, of record in Book 5210, page 73, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Swope by Warranty Deed from Suntrust Bank, Executor of the Estate of Mary Dorris Adair, deceased, of record in Instrument Number 20140723-0065444, in the Register's Office for Davidson County, Tennessee.

This is improved real property located on 4400 Belmont Park Terrace, #233, Nashville, TN 37215.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Book 5210, page 73, said Register's Office for Davidson County, Tennessee.
3. Declaration of Boundary Line of record in Book 8813, page 73, said Register's Office for Davidson County, Tennessee
4. Charter of Incorporation of Arden Place Homeowners Association of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455; book 4819, page 564; Book 4916, page 277; book 5019, page 942; Book 5091, page 66; Book 5129, page 120; book 5163, page 384; Book 5231, page 375; Book 5351, page 592; Book 5514, page 636 and in Instrument No. 20070816-0098235, said Register's Office for Davidson County, Tennessee. (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status,

or national origin unless and only to the extent that the covenants, conditions, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

7. Dedication of Common area to Arden Place Homeowners Association of record in Book 5091, page 725; as corrected in Book 5094, page 501, said Register's Office for Davidson County, Tennessee.
8. Covenants of record in Instrument No. 20140801-0069316, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $375,900.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2017.

Notary Public

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission Expires: 10/31/2020

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee's, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns and against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of August, 2017.

x
ELIZABETH SWOPE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth Swope, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2017.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC