(2)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,795,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2017.

Notary Public

My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 39367 DEEDWARR
12/19/2017 10:28:39 AM 2 pgs
Fees: $13.00 Taxes: $6,641.50
20171219-0129072

GENERAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David A. Beech	Angel Oak Mortgage Solutions	130-07-0-099
4410 Sunnybrook Drive	3060 Peachtree Road NW Suite 500B	
Nashville, TN 37205	Atlanta, GA 30305	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mitchell A. Binder, unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David A. Beech and Natalya Y. Moskalyova, married

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 13 on the Plan of Re-Subdivision of Part of Royal Oaks of record in Plat Book 1424, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 150 feet on the Easterly side of Sunnybrook Drive, and runs back 310.67 feet on the North line and 308.44 feet on the South line, to a dead line in the rear, measuring 150 feet thereon. Being the same property conveyed to Mitchell A. Binder, unmarried by Warranty Deed from Clay O. Bradley, married of record in Instrument No. 20150501-0039517 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 01, 2015. (Value of consideration shown in aforementioned deed $1,525,000.00.) Being also known as 4410 Sunnybrook Drive Nashville, Tennessee 37205.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (____) property known as 4410 Sunnybrook Drive Nashville, TN 37205.

130-07-0-099 is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF 18th day of December, 2017:

Mitchell A. Binder by Alvin Michael Binder, his attorney-in-fact

Mitchell A. Binder, by Alvin Michael Binder, his Attorney-in-Fact

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STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Alvin Michael. Binder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Mitchell A. Binder ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 18th day of December, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20171711R