Bill Garrett Davidson County
Batch# 40744 DEEDWARR
12/22/2017 09:35:44 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20171222-0130475

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$229,900.00.**

Affiant

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

Notary Public
My Commission expires: 6/2/2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Colette E. Wise	Churchill Mortgage	134-13-0-007.00
279 Paragon Mills Road	761 Old Hicory Blvd.#400	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stan Beech, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Colette E. Wise, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 65 on the plan of Kenilworth Estates, Section 2, of record in Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 65 fronts 75 feet on the southerly side of Paragon Mills Road and extends back 150.6 feet on the westerly line and 150.3 feet on the easterly line to a deal line measuring 70 feet thereon.

Being the same property conveyed to Stan Beech by deed from Timothy E. Crouch and Michael L. Crouch, on March 17, 2017 of record in Instrument Number 20170320-0026816, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2900, page 126, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3159, page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as: **279 Paragon Mills Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 18, 2017.

Stan Beech

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stan Beech** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 18, 2017

My commission expires 7/8/19

Notary Public

