Bill Garrett Davidson County
Batch# 48913 DEEDWARR
01/18/2018 01:39:49 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20180118-0005358

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

x Robin Hemenway-Beavan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-0543D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robin Lee Hemenway-Beavan, married (NAME)	Ameris Bank (NAME)	026-07-117.00
105 Southampton Court (STREET ADDRESS)	1800 Parkway Place Suite 820 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Suite Nectar Investments, LLC, a Tennessee Limited Liability**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Lee Hemenway-Beavan and Brian Beavan, Wife and Husband**, HEREINAFTER CALLED THE GRANTEES, 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. 195, on the plan of WINDSOR GREEN, PHASE 2, SECTION 1, of record in Book 6250, Page 989 (erroneously conveyed at Page 988 in prior deed of record), Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Suite Nectar Investments, LLC, a Tennessee Limited Liability Company from Marcus Rowe and Melissa Rowe, husband and wife, by Quit Claim Deed dated June 15, 2016, as Instrument No. 20170201-0010783, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marcus Rowe and Melissa Rowe, husband and wife from Jack L. Brown and Lenore E. Brown, individually and as Trustees of the Jack and Lenore Brown Family Trust, by Warranty Deed dated July 15, 2016, as Instrument No. 20160616-0061119, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jack L. Brown and wife, Lenore E. Brown by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated June 10, 2005, of record in Instrument No. 20050620-0070679, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, page 929, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 989 and corrected in Plat 7205, page 890, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6396, Page 542 and Book 8192, page 65, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

6. Easement to Madison Suburban Utility District as recorded in Book 4377, Page 94 and in Book 6636, page 824, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer Easement as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Southampton Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of January, 2018.

SUITE NECTAR INVESTMENTS, LLC

By: X _____ January 12, 2018
Marcus Rowe, President Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marcus Rowe, President for Suite Nectar Investments, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of January, 2018.

My Commission Expires: 3/27/18 _____ Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066