PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 60675 DEEDWARR
02/21/2018 10:22:27 AM 3 pgs
Fees: $18.00 Taxes: $788.10
20180221-0016388

V

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of February 2018 by and between Randall G. Beaman, III and John T. Chaudoin, hereinafter referred to as GRANTOR, and Helen Sok, a single woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of The Townhomes of Shadow Glen, as shown on Exhibit "A" to the Third Supplementary Declaration to the Declaration of Covenants, Conditions, and Restrictions to the Townhomes of Shadow Glen of record in Instrument No. 200501180005927, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall G. Beaman, III and John T. Chaudoin, by Warranty Deed from Nicole Marie Harrison, an unmarried woman, dated May 20, 2008, recorded September 23, 2008, of record in Instrument No. 20080923-0096655, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Randall G. Beaman, III, by Quitclaim Deed pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Circuit Court of Williamson County, Tennessee, in the cause of Randall G. Beaman, III v. Lisa Wall Beaman, Docket Number 09268, from Lisa W. Beaman dated February 9, 2010, recorded February 11, 2010, of record in Instrument No. 20100211-0010922, in the Register's Office for Davidson County, Tennessee.

This is [x]improved [] unimproved property known as: 303 Shadow Glen Dr, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Randall G. Beaman, III

Amanda Beaman

John T. Chaudoin

Legina Chaudoin by John T. Chaudoin attorney in fact

Legina Chaudoin by John T. Chaudoin, attorney in fact

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Randall G. Beaman, III and wife, Amanda Beaman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of February 2018.

Notary Public

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. July 16, 2018 COUNTY OF WILLIAMSON

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John T. Chaudoin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of February 2018.

Notary Public

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. July 16, 2018 COUNTY OF WILLIAMSON

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of January, 2018 before me personally appeared John T. Chaudoin, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Legina Chaudoin, and acknowledged that he/she executed the same as the free act and deed of said Legina Chaudoin.

Witness my hand, at office, this 16th day of February 2018.

Notary Public

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. July 16, 2018 COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Helen Sok
303 Shadow Glen Dr, Nashville, TN 37211

Send Tax Statements to:

Leader One Financial Corp.

7500 College Blvd, S-1150
Overland Park, KS 66210

Map & Parcel: 161160A08700

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $213,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of February2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
18-1-027