Bill Garrett Davidson County
Batch# 87472 DEEDWARR
05/02/2018 11:45:45 AM 2 pgs
Fees: $13.00 Taxes: $969.40
20180502-0041724

WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson MC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

CS MG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of April, 2018

Notary Public

MY COMMISSION ~~EXPIRES~~: 5-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cory Stout and Meghan Gartland	FirstBank	084 11 0 140.00
(NAME)	(NAME)	
2302 Aubrey Drive	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Two Thousand And No/100 Dollars ($262,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Derrick Beaird and Martha Elizabeth Smith, now known as Martha Elizabeth Beaird, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cory Stout and Meghan Gartland, husband and wife**, 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:

Being Lot No. 247 on the plan of a Subdivision of C.R. Quarles Lands - Maplecrest, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derrick Beaird and Martha Elizabeth Smith, husband and wife by Warranty Deed from First Jordan, LLC, a Tennessee limited liability company, Trustee of The 2302 Aubrey Drive Trust dated May 13, 2011 and recorded May 19, 2011, as Instrument No. 201105190038417, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2302 Aubrey Drive, Nashville, TN 37214

File Number: FND-182908SSO

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, has 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. 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 30 day of April, 2018

Derrick Beaird

Martha Elizabeth Smith, now known as
Martha Elizabeth Beaird

STATE OF TENNESSEE

COUNTY OF Williamson

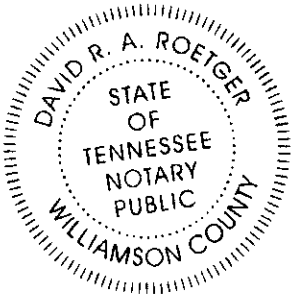
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Derrick Beaird and Martha Elizabeth Smith, now known as Martha Elizabeth Beaird, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public

My Commission Expires: 7.17.21

(SEAL)



File Number: FND-182908SSO