Bill Garrett Davidson County
Batch# 101198 DEEDWARR
06/06/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $586.45
20180606-0054478

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2018.

Notary Public

My commission expires: 7-17-2021

George Ziadeh
State of Tennessee Notary Public
Williamson County

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sarah Beth Sewell** | New Owner | **096160A08800CO** |
| **207 Lakebrink Drive** | | |
| **Nashville, TN 37214** | | |

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 HEREBY ACKNOWLEDGE, WE,

**Joshua Beasley, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sarah Beth Sewell, a single woman**

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. 87 on the Plan of Larchwood, Phase One-B, Section Four, a Planned Unit Development, , of record in Plat Book 8250, page 771, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Beasley, a single person, by Warranty Deed from Patricia J. Jack, a single woman, dated September 19, 2006, of record in Instrument No. 20061011-0126385, Register's Office for Davidson County, Tennessee. Joshua Beasley having since married Jordan Beasley. **Jordan Beasley joins in this execution for the purpose of conveying all her rights, and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 2018 and subsequent years, a lien not yet due and payable;
2. All matters shown on the plat of record in Plat Book 8250, Page 771, in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, easements and restrictions of record in Book 6299, Page 152, re-recorded in Book 6301, Page 82, Amendment of record in Book 7792, Page 540, Book 8032, Page 432, Book 9827, Page 12 and Book 6391, Page 449, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

4. By-Laws of Larchwood Town Homes, Phase I of record in Book 6299, Page 166, in the Register's Office for Davidson County, Tennessee.
5. Charter contained in Articles of Amendment of Larchwood Town Homes, Phase I, Owner's Association, Inc., of record in Book 6391, Page 434 and Book 6391, Page 440, in the Register's Office for Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 207 Lakebrink Drive, Nashville, TN 37214.

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 in 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.

Joshua Beasley Date: 6/6/18

Jordan Beasley Date: 6-6-18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joshua Beasley and Jordan Beasley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2018.

NOTARY PUBLIC

My Commission Expires:_____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

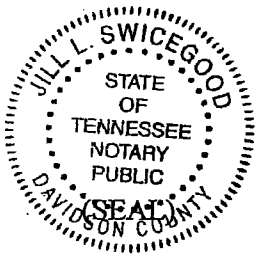
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 9/14/2018

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