Bill Garrett Davidson County
Batch# 107158 DEEDWARR
06/21/2018 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $603.10
20180621-0059960

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of June, 2018.

(Affix Seal) Notary Public

My Commission Expires: 12-12-20

TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2018-168-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emily Stuart 5739 Brentwood Trace Brentwood, TN 37027	Legends Bank 310 N. First Street Clarksville, TN 37040	Map/Parcel 160-14-0B-039.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Beahm and wife, Regina Beahm,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Emily Stuart, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 5739, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219 as revised in Book 5200, page 230, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is mere made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, said Register's Office.

Being the same property conveyed to David Beahm and wife, Regina Beahm, by Warranty Deed dated November 10, 2016 from Deborah D. Jacobs, a single woman, of record in Instrument Number 20161114-0119731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2018, a lien, not yet due and payable. Said taxes have been prorated between the parties as of this date, with subsequent year's taxes to be assumed by Grantee. Map/Parcel 160 14 0B 039.00
2. Subject to all matters shown on the Plan of record in Plat Book 5200, page 219 and amended in Plat Book 5200, page 230 and Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee.
3. All conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Tract Condominiums, of record in Book

5524, page 415, as amended in Book 5545, page 510 and Book 5537, page 988, Register's Office for Davidson County, Tennessee.

4. By-Laws appended to Master Deed of record in Book 5524, page 424, amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee.
5. Right of Way Easement of record in Book 4460, page 110 and Book 4831, page 125, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance of record in Book 6122, page 419 and Book 6122, page 424, Register's Office for Davidson County, Tennessee.
7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property known as 5739 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 20th day of June, 2018:

David Beahm

Regina Beahm

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of June, 2018, before me personally appeared David Beahm and Regina Beahm, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 20th day of June, 2018.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

