THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616443

Bill Garrett Davidson County
Batch# 112859 **DEEDWARR**
07/05/2018 02:20:32 PM 2 pgs
Fees: $13.00 Taxes: $3,293.00

20180705-0065244

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $890,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Debra Beagle 1109 Batey Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131-12-0L-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Fuchs and Jillyn McCollough, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Debra A. Beagle, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for Batey Estates, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110802-0059390, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MARK A. FUCHS and JILLYN MCCULLOUGH, husband and wife, by deed from TALBERT CONSTRUCTION ADVISORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120829-0077769, dated August 24, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-12-0L-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2083, page 88, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110802-0059390, said Register's Office.

This is improved property located at 1109 Batey Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2018.

Mark A. Fuchs

BY: Kate Rosenthal, Attorney-in-Fact

Jillyn McCollough

BY: Kate Rosenthal, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark A. Fuchs and Jillyn McCollough and that she is authorized by Mark A. Fuchs and Jillyn McCollough to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of June, 2018.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020