Bill Garrett Davidson County
Batch# 134623 DEEDWARR
08/29/2018 09:34:53 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20180829-0085551

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 806734 6069-003356 Kay Long	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 470,000.00 Affiant Subscribed and sworn to before me, this the 27 day of August, 2018 Notary Public My commission expires: _____ (Affix Seal) TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 9, 2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Michael Elliott	NAME: NEW OWNER
STREET ADDRESS: 3844 S Mt. Juliet Rd Hermitage, TN 37076	STREET ADDRESS:
MAP & PARCEL NO.: 091-07-0-267.00	

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, Justin W. Beauchene, a single man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Michael Elliott, unmarried,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 4806 Michigan Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 17th day of July, 2018.

X _____
Justin W. Beauchene

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of TN } ss

County of DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Justin W. Beauchene, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18 day of July, 2018

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public

My commission expires 3-10-2019

ROBERT A. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 709,711 and 713, Block No. 108 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin W. Beauchene by Warranty deed from Susan B. Shann, unmarried and Gary Gullbergh, unmarried of record in Instrument No. 20140805-0070237 Register's Office for Davidson County, Tennessee, dated August 01, 2014 and recorded on August 05, 2014.

(Value of consideration shown in aforementioned deed $299,000.00.)

Being also known as 4806 Michigan Avenue Nashville, Tennessee 37209.