BOX #63 RETURN TO:

PREPARED BY:
BANKERS TI[illegible] CORP
5107 [illegible]
[illegible]
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Kim Murray
Notary Public

My commission expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James M. Beuerlein, Jr. and Alissa M. Beuerlein	James M. Beuerlein, Jr. and Alissa M. Beuerlein	147-10-0-208.00
528 Bonerwood Court	528 Bonerwood Court	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth M. Baldwin, an unmarried woman and Susan H. Bailey, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James M. Beuerlein, Jr. and Alissa M. Beuerlein, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Plan of Section Two, Parkview Estates of record in Plat Book 3700, Page 87, 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 Elizabeth M. Baldwin, an unmarried woman and Susan H. Bailey, a married woman by Warranty deed from Katherine C. LaDage, married of record in Instrument No. 20150205-0010928 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 05, 2015

Karen Y Johnson Davidson County
Batch# 135861 **DEEDWARR**
09/04/2018 10:00:54 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180904-0087022

SP 11/2015

This is improved property known as **528 Bonerwood Court, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of August, 2018.

Elizabeth M. Baldwin

Susan H. Bailey by Elizabeth M. Baldwin
As her Attorney-in-Fact

Susan H Bailey by Elizabeth M Baldwin as here 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, the within named, Elizabeth M. Baldwin, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of August, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Elizabeth M. Baldwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Susan H. Bailey, and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Susan H. Bailey.

Witness my hand and official seal this 31st day of August, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SP 11/2015