NEW OWNER:

SEAN BEACH
107 GAYLE DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:

FTM BANK
10 CADILLAC DR, STE 100
BRENTWOOD, TN 37027

Map 63
Group 4
Parcel 70.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1566

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 162447 **DEEDWARR**
11/19/2018 03:23:28 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20181119-0113886

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HAYLEY ROBERTS, married, f/k/a Hayley N. Becker,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN BEACH and LAUREN E. BEACH, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 2 on the Plan of Polly Acres, as shown on the plat of the same of record in Plat Book 3700, Page 57, as re-recorded in Plat Book 3700, Page 90, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ben P. Becker and wife, Hayley N. Becker by Warranty Deed from Allyson N. Griffin, unmarried, dated November 30, 2004, and of record in Instrument No. 20041206-0144876, Register's Office for DAVIDSON County, Tennessee. Ben P. Becker and Hayley N. Becker remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Ben P. Becker on January 28, 2013; therefore, Hayley N. Becker was the surviving tenant by the entirety to the property herein. Hayley N. Becker is now known as Hayley Roberts by subsequent marriage to Ray Roberts.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **107 GAYLE DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 57, as re-recorded in Plat Book 3700, Page 90, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before November 17, 2018, at 1:00 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, RAY ROBERTS, spouse of the said Hayley Roberts, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 15th day of November, 2018.

HAYLEY ROBERTS, ~~f/k/a Hayley~~ N. Becker

RAY ROBERTS

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HAYLEY ROBERTS, f/k/a Hayley N. Becker, and RAY ROBERTS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2018.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$210,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of November, 2018.

NOTARY PUBLIC

My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022