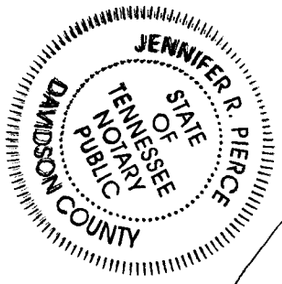
WARRANTY DEED



Karen Y Johnson Davidson County
Batch# 167759 DEEDWARR
11/28/2018 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20181128-0116010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$269,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of November, 2018.

Notary Public

My Commission expires: 11-8-21

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Evodio Lagunas Liliana Natalia Lagunas	SWBC	183-05-0A-046.00 CO
3721 Nate Cove	213 Overlook Circle, Ste A-4	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sam Beshay and wife, Candice Beshay**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Evodio Lagunas and Liliana Natalia Lagunas, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 445, on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, page 909 and amended in Book 9700, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sam Beshav, unmarried by Warranty Deed dated February 22, 2002, from Larry D. Roby and Wife, Cindee Roby, of record in Instrument No. 20020226-00224367, Register's Office for Davidson County, Tennessee.

NOTE: Candice Beshay joins this conveyance to convey and all interest she may have in the said property including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 54 and 55, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions of record in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Book 10951, page 709, Book 11477, page 748, Instrument No. 1991206-0300152, Instrument No. 20020917-0113276, and Instrument No. 20040121-0008040, for said County.
- Restrictive Covenants of record in Book 5047, page 656, and Book 5047, page 661, Register's Office for said County.
- By-Laws of October Woods Homeowner's Association, Inc., of record in Book 98940, page 267, Register's Office for said County.
- Storm Water Detention Agreement of record in Book 9771, page 560, and Book 10010, page 50, Register's Office for said County.
- Easement of record in Book 9443, page 75, Register's Office for said County.
- Subject to lien for special assessments as contained in the restrictions.
- Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3721 Nate Cove, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 21, 2018.

Sam Beshay

Candice Beshay
Candice Beshay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sam Beshay and Candice Beshay** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 21, 2018

Notary Public

My commission expires 11-21-18

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY