WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169582 **DEEDWARR**
12/03/2018 12:48:33 PM 2 pgs
Fees: $13.00 Taxes: $1,245.05

20181203-0117646

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2018 .

Notary Public

MY COMMISSION EXPIRES: 12/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Poag	Gardner Financial Services, LTD DBA Legacy Mutual Mortgage	181030A23100CO
(NAME)	(NAME)	
201 Stecoah Court	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Raymond A. Beaudoin and Morgan Beaudoin, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto David Poag and Ida Poag, husband and wife, hereinafter called the GRANTEE(S), and / or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 11 on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot option of record in Plat Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond A. Beaudoin, unmarried by Warranty Deed from Kendra M. McGee and Bryan L. McGee, wife and husband, dated April 30, 2015 and recorded May 05, 2015 of record in Instrument No. 20150505-0041074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Instrument No. 20060330-0035946, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Book 10752, Page 553, Supplement Recorded as Book 11708, Page 575, Amendment Recorded as Instrument No. 200007270074152, Amendment Recorded as Instrument No. 200007270074153. Supplement Recorded as Instrument No. 20060523-0060562 in the Register's Office of Davidson County, Tennessee,

Easement recorded in Book 6549, Page 403 in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20041025-0128024 in the Register's Office for Davidson County, Tennessee..

Stormwater Detention Agreement, including terms and conditions thereof as recorded in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee..

Charter Recorded as Book 11031, Page 79 in the Register's Office of Davidson County, Tennessee.

By-Laws of Indian Creek Estates Homeowners Association Recorded as Book 11033, Page 509 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 201 Stecoah Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 29th day of November, 2018 .

Raymond A. Beaudoin

Morgan Beaudoin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond A. Beaudoin and Morgan Beaudoin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of November, 2018.

Donald Bruce Lamb State of Tennessee Notary Public Williamson County

Notary Public:
My Commission Expires: 8/16/21