WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175203 DEEDWARR
12/18/2018 11:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.13
20181218-0122849

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $314,900.00.

Affiant

Subscribed and sworn to before me this 14 day of Dec, 2018

Notary Public

My Commission expires: 2-27-21

(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:
Kevin Raymond Beattie	New Owner	098-13-0A-00700CO
4725 Cape Hope Pass		
Hermitage, TN 37076		

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, **Debbie Hoffmann, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin Raymond Beattie and Deena Lee Beattie**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the Second Civil District of Davidson County, Tennessee and being Lot No. 7 on the Plan of New Hope Point, Phase One, Section Two, as of record in Book 9700, Page 431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Deborah R. Hoffmann, a single woman, from Timothy T. Grams, unmarried by Warranty Deed on April 17, 2014, of record in Instrument Number 20140423-0033929, Register's Office for Davidson County, Tennessee.

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 431, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10290, Page 1, as amended and supplemented in Book 10537, Page 110; Book 10330, Page 782; Book 10659, Page 528 and Instrument Numbers 20000628-0064247 and 20160128-0008367, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20080623-0064598, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to New Hope Point Homeowner's Association, Inc., of record in Instrument Number 20000607-0056880, Register's Office for Davidson County, Tennessee.
- Charter of New Hope Point Homeowner's Association, Inc., of record in Instrument Number 20000607-0056879, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of record in Plat Book 9700, Page 275, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4725 Cape Hope Pass, Hermitage, TN 37076**

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 December 14, 2018.

Deborah Hoffmann

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Debbie Hoffmann,** 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 December 14, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY