WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

A-BC-19-2113

(AFF

Karen Johnson Davidson County
Batch# 196826 DEEDWARR
02/20/2019 10:26:10 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20190220-0015277

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beam Construction, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**092-07-0-034.00**
PO Box 158394		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **KENDRA L. WILSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEAM CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 42 feet 10 inches of Lot No. 14 in John Langham's Addition of record in Book 57, page 91, Register's Office for said County.

Said part of Lot No. 14 fronts 42 feet 10 inches on the Southerly side of Hermosa Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Leonard Jones, unmarried by Warranty deed from Yvonne Johnson, unmarried of record in Book 8707, page 843, Register's Office for Davidson County, Tennessee, dated August 17, 1992 and recorded on August 21, 1992.

Being the same property conveyed to Kendra L. Glass by Quitclaim deed from Leonard Jones of record in Instrument No. 20060526-0062318 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on May 26, 2006.

Kendra L. Glass is now known as Kendra L. Wilson.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 8707, Page 853, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2113 Hermosa Street, Nashville, Tennessee 37208**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 15th DAY OF FEBRUARY, 2019.

Kendra L. Wilson by Will Grones as Attorney in fact

Kendra L. Wilson by Will Grones as 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, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENDRA L. WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said KENDRA L. WILSON.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212