Karen Johnson Davidson County
Batch# 199889 DEEDWARR
02/27/2019 11:01:16 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190227-0017768

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-13-2021
File No. G19-4381

DEBBIE A. SERBIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura McLean (NAME)	Firstbank (NAME)	105-10-A-407 CO
2020 Beech Avenue, #D7 (STREET ADDRESS)	318 Seaboard Lane, #205 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Melanie A. Howard, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura McLean, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit D-7, Beechtree Condominiums, as established under Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Melanie A. Howard, a single person by Deed dated January 8, 2009 from April Lynn, unmarried, recorded January 12, 2009, in Instrument Number 20090112-0002885, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Master Deed recorded in Book 11174, page 284 and Book 11680, page 193, Register's Office for Davidson County, Tennessee.

2. Charter of HOA as recorded in Book 11163, page 16, Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to HOA by Instrument No. 20041230-0155036, Register's Office for Davidson County, Tennessee.

4. Bylaws in Book 11174, page 328, Register's Office for Davidson County, Tennessee.

5. Right of Way easement for sidewalks and streets in Book 3183, page 65, Register's Office for Davidson County, Tennessee.

6. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

7. Easement to Comcast of Nashville by Instrument No. 20090930-0090862, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2020 Beech Avenue, #D7, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of February, 2019.

Melanie A. Howard

STATE OF COLORADO
COUNTY OF Denver

On this 20th day of February, 2019, before me personally appeared Melanie A. Howard, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 20th day of February, 2019.

S. Snyder
Notary Public
State of Colorado
NOTARY ID 20034026007
My Commission Expires August 5, 2019

Notary Signature
My commission expires: 8/5/19

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066