Karen Johnson Davidson County
Batch# 199905 DEEDWARR
02/27/2019 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20190227-0017795

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$275,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of February, 2019.

Notary Public
My Commission expires: 7/15/19
(Affix Seal)

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

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:
Rachel Service	F&M Bank	098-05-0-A-081.00CO
904 Hallview Court	P.O. Box 451	
Hermitage, TN 37076	Clarksville, TN 37041	

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, **Patrick Ryan and Bettina L. Beard, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rachel Service, married woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hampton Hall, Section Three, of record in Book 9700, page 898, 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 Patrick Ryan and Bettina L. Beard, husband and wife, by deed from Carl D. Springer and Rona K. Springer, husband and wife, on October 13, 2016 in the amount of $250,000.00, of record in Instrument Number 20161010-0106754, as corrected by Scrivener's Affidavit of record in Instrument Number 20170131-0010206, 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:

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10278, page 257; Book 11573, page 512; Book 10301, page 184; Book 10444, page 460; and Book 10640, page 947, Register's Office for Davidson County, Tennessee.

This is improved property known as: **904 Hallview Court, 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 February 15, 2019.

Patrick Ryan

Bettina L. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patrick Ryan and Bettina L. Beard** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
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