(2)

Karen Johnson Davidson County
Batch# 205913 DEEDWARR
03/14/2019 10:22:14 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190314-0023389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2019.

Notary Public

My commission expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebekah Carroll	Bank of America ~~New Owner~~ P.O. Box 650070 Dallas, TX 75265-0070	**Map/Parcel: 161-06-0-224.00**
5174 Whitaker Drive		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Beau Westley Hendrich and Beverly Blair Hendrich, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebekah Carroll, 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 Lot No. 171 on the Plan of Huntington Park, Section Two of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beau Westley Hendrich and Beverly Blair Hendrich, husband and wife, by Warranty Deed, from Paul B. Wood and Sarah C. Wood, husband and wife, dated June 23, 2016 of record in Instrument No. 20160624-0064510, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4393, Page 383, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5174 Whitaker Drive, Nashville, TN 37211.

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 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. 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 5th day of March, 2019.

Beau Westley Hendrich

Beverly Blair Hendrich as attorney-in-fact
By: Beau Westley Hendrich, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Beau Westley Hendrich, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2019.

Notary Public

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

My Commission Expires:_____

~~STATE OF TENNESSEE~~
~~COUNTY OF WILLIAMSON~~

~~Before me, the undersigned, a Notary Public for said County and State, personally appeared Beau Westley Hendrich, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument on the basis of Beau Westley Hendrich for the purposes therein contained, and as authorized by Beau Westley Hendrich he executed this instrument on her behalf.~~

~~Witness my hand at office this 5th day of March, 2019~~

Notary Public

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

My Commission Expires:_____

File #: **190053JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Beau Westley Hendrich,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Beverly Blair Hendrich, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Beverly Blair Hendrich, and is authorized by Beverly Blair Hendrich to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of March, 2019.

Notary Public

My Commission Expires:_____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021