Karen Johnson Davidson County
Batch# 220347 **DEEDWARR**
04/22/2019 03:07:56 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20190422-0036799

WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030406

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RODD BEERS AND ROBIN BEERS	new owners	
(NAME)	(NAME)	083-05-0G-004.00-CO
126 Marlberry Cir.		
(ADDRESS)	(ADDRESS)	
Jupiter, FL 33458		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($259,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HENRY B. MAYNARD, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODD BEERS AND ROBIN BEERS, HUSBAND AND WIFE, 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 703C of The Bailey @ West Eastland Condominium, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108019, amended in Instrument Nos. 20161205-0127324 and 20171212-0126735 and in Instrument No. 20180410-0033826, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Bailey and West Eastland LLC, a Tennessee limited liability company by Special Warranty Deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20160630-0066643, Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on June 30, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-19-1038

Being the same property conveyed to Henry B. Maynard by Warranty deed from Bailey and West Eastland LLC, a Tennessee limited liability company of record in Instrument No. 20180516-0046872 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 16, 2018.

unimproved ☐
This is improved ☒ property, known as 703C Cleo Miller Drive, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Henry B. Maynard, UNMARRIED this 17th day of April, 2019

Henry B. Maynard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of April, 2019, before me personally appeared Henry B. Maynard, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of April, 2019.

Notary Public

My Commission Expires: 3/13/22

(SEAL)

