Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
R-AVE-19-6391

Karen Johnson Davidson County
Batch# 237483 DEEDWARR
06/03/2019 08:39:05 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20190603-0052198

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah Beavin and Patrick Beavin	New Owner	091 13 0 006.00
(NAME)	(NAME)	
227 Haverford Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Sheridan H. Grime and Jason M. Grime, wife and husband**, hereinafter called the Grantora, have bargained and sold, and by these presents do transfer and convey unto **Sarah Beavin and Patrick Beavin, wife and husband**, 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. 45 of Block "E" on the Map of Crolywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's Office, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 45 fronts 60 feet on the northerly side of Columbia Avenue, and runs back between parallel lines, 150 to a dead line.

Being the same property conveyed to Sheridan T. Hare, unmarried by Warranty Deed from Robert Foriest, unmarried dated April 30, 2010 and recorded May 14, 2010 as Instrument No. 20100514-0037451, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sheridan H. Grime and Jason M. Grime, wife and husband by Quitclaim Deed from Sheridan T. Hare n/k/a Sheridan H. Grime dated April 11, 2016 and recorded May 11, 2016 as Instrument No. 20160511-0046691, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1903897SSO

unimproved ☐
This is improved ☒ property, known as 6354 Columbia Avenue, Nashville, TN 37209

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.

Witness our hands this 29th day of May, 2019

Sheridan H. Grime by Laurie Hart Atty in Fact
Sheridan H. Grime
By Laurie Hart as Attorny in Fact

Jason M. Grime by Laurie Hart Atty in Fact
Jason M. Grime
By Laurie Hart as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Laurie Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Jason M. Grime and Sheridan H. Grime, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jason M. Grime and Sheridan H. Grime, for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2019.

Notary Public

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

My Commission Expires:

(SEAL)

File Number: FRN-1903897SSO