This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4537

Karen Johnson Davidson County
Batch# 257092 DEEDWARR
07/15/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20190715-0068870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2019

Notary Public
My Commission Expires: 5-2-22

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hunter Sterling Lyle 2403 Meharry Blvd. Nashville, TN 37208	Citizens Bank, N.A. 1 Citizens Plaza Providence, RI 02903	092-03-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Beam Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hunter Sterling Lyle, a married man**, hereinafter called the Grantee(s), his/her/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 the Westerly 40 feet of lot No. 2 of Block 1 in the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 2 fronts 40 feet on the Southerly side of Meharry Boulevard and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Azat Ismagilov, married by Warranty deed from Sandra B. Anderson of record in Instrument No. 20181023-0104940 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 23, 2018.

Being the same property conveyed to Beam Construction, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Azat Ismagilov, married of record in Instrument No. 20190220-0015375 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

This is improved property located at: **2403 Meharry Boulevard, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2019.

GRANTOR:

Beam Construction, LLC, a Tennessee Limited Liability Company

By: Azat Ismagilov
Azat Ismagilov, Sole Member

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azat Ismagilov, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of Beam Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2019.

Notary Public
My Commission expires: 1/3/2022

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.