THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190620976** Karen Johnson Davidson County Batch# 267151 DEEDWARR 08/05/2019 03:57:30 PM 3 pgs Fees: $18.00 Taxes: $2,641.80 20190805-0077698	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $714,000.00. Affiant Subscribed and sworn to before me, this31st day of July, 2019. Notary Public My Commission Expires: 5\30\21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Robert D. Hoehn 2207 Natchez Trace Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 104-15-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel D. Beckman and Katie H. Beckman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert D. Hoehn, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled Plat of a Subdivision of Lots No. 31 and 32 in Bransford Realty Cos. Westmoreland Subdivision, of record in Book 547, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL D. BECKMAN and KATIE H. BECKMAN, HUSBAND AND WIFE, by deed from JAMES ROY LAMBERT, JR. and ELIZABETH LEIGH R. LAMBERT, HUSBAND AND WIFE, of record in Instrument No. 20160418-0037217, dated April 14, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-15-0-002.00.

Matters shown on the Plan of record in Book 547, page 113, said Register's Office.

This is improved property located at 2207 Natchez Trace Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of July, 2019.

Daniel D. Beckman by Katie H. Beckman, his Attorney-in-Fact

Daniel D. Beckman by Katie H. Beckman,
his Attorney-in-Fact

Katie H. Beckman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katie H. Beckman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel D. Beckman and that she is authorized by Daniel D. Beckman to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of July, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

