WARRANTY DEED

Karen Johnson Davidson County
Batch# 271721 DEEDWARR
08/15/2019 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $347.80
20190815-0081618

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$94,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of August, 2019.

Notary Public
My Commission expires: 7/3/23
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stan Beech	SAME	150-03-0-323.00
2362 North Road		
Murfreesboro, TN 37128	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen Whitaker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stan Beech**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 90B Zone Lot Division of Lots 83, 84, 89, 90, 94 and 101, Chelsea of Priest Lake, Section 2-B of record in Book 6250, page 766, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen Whitaker, by deed from Anthony W. Anderson, an unmarried man, on May 15, 2000, of record in Instrument Number 20000420-0039476; and re-recorded in Instrument Number 20000515-0048324, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never resided in subject property as a married person and that said property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6250, page 766, Register's Office Davidson County, Tennessee.

This is improved property known as: **3016 Chelsea Way, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 13, 2019.

Stephen Whitaker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen Whitaker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 13, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 06/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY