This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 302451 DEEDWARR
10/17/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $909.95
20191017-0106625

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Glenda M. Arevalo 133 Hardaway Dr Goodlettsville, TN 37072	Franklin Synergy 722 Columbia Ave Franklin, TN 37064	033080-10000

THIS INDENTURE, made this 15th day of October, 2019 between

Daley D. Beaty and wife, Mary M. Beaty

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Glenda M. Arevalo, single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Gatewood Subdivision, Section 2, as of record in Book 3700, Page 144 and 145, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This being the same property conveyed to Daley D. Beaty and wife, Mary M. Beaty by Deed dated 09/03/1993 from Randall L. Fowler and wife, Sara T. Fowler of record in Book 9075, Page 768, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 133 Hardaway Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Daley D. Beaty
Daley D. Beaty

Mary M. Beaty
Mary M. Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daley D. Beaty and Mary M. Beaty, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of October, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $245,932.00.

Daley D. Beaty
Affiant

Sworn to and subscribed before me, this 15th day of October, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener Notary Public Davidson County

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY