WARRANTY DEED	STATE OF TENNESSEE (VA) COUNTY OF ~~DAVIDSON~~ Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF DECEMBER, 2019. Notary Public MY COMMISSION EXPIRES: 8/22/22 (AFFIX SEAL)

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rebecca Beaman and Lacey Perdue	Regions Bank d/b/a Regions Mortgage	162 10 0 121.00
(NAME)	(NAME)	
544 Roxanne Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, **Michael Hall, an unmarried man Breana Mastrodonato, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lacey Perdue, an unmarried woman and Rebecca Beaman, an unmarried woman**, 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. 121 on the Plan of Brookview Estates, Section 2 of record in Plat Book 4460, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Hall and Breana Mastrodonato, both unmarried by Warranty Deed from Jeri Louise Moses, and Alan R. Moses, dated May 20, 2015 and recorded June 3, 2015 as Instrument No. 20150603-0051856, 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.

unimproved ☐
This is improved ☒ property, known as 544 Roxanne Drive, Antioch, TN 37013

File Number: GRN-1911275SSO

Karen Johnson Davidson County
Batch# 325799 DEEDWARR
12/06/2019 09:06:41 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20191206-0125939

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 4th day of December, 2019

Michael Hall

Breana Mastrodonato

STATE OF TENNESSEE

COUNTY OF DAVIDSON

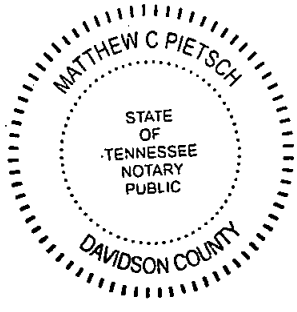
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Hall and Breana Mastrodonato, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



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