WARRANTY DEED

Karen Johnson Davidson County
Batch# 326658 DEEDWARR
12/09/2019 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.16
20191209-0126624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-18-23

(AFFIX SEAL)

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

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).
Beutler Exchange Group, LLC	Beutler Exchange Group, LLC	034 05 0 006.00
(NAME)	(NAME)	
307 Alta Loma Rd.	9114 NW 29th Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Vancouver, WA 98665	
(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, I/WE, **Timothy Mark Brown, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **Beutler Exchange Group, LLC, a limited liability company**, 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:

Being part of Lot 39, on the Map of Bransford Reality Company's ALTA LOMA Subdivision, as of record in Book 421, page 44, Register's office for Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, April 4, 1952 as follows:

Beginning in the center of Alta Lorna Drive at the southwest corner of the property conveyed to William I. Sharber and wife, Thelma H. Sharber by deed from George P. Howell and William H. Howell, of record in Book 2241, page 375, said Register's Office; thence with the center of said Alta Lorna Drive north 80 degrees 30 minutes west 110 feet to a point; thence north 8 degrees 10 minutes east 700 feet to a stake; thence south 62 degrees 15 minutes east 87 feet to a point in the northwest corner of said Sharber Property; thence with Sharber's westerly line 675 feet, more or less, to the beginning.

Being the same property conveyed to Gary Barrington and wife, Tracy Barrington by Warranty Deed from James H. White and Frances R. Frazor, being the only heirs at law of Rebecca L. White, Deceased dated November 23, 1994 and recorded December 5, 1994 in Book 9537, Page 546, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Barrington by Quitclaim Deed from Tracy Barrington dated November 17, 1998 and recorded May 13, 1999 in Book 11477, Page 41, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Leist by Warranty Deed from Gary Barrington, married dated December 01, 2017 and recorded December 13, 2017 as Instrument No. 20171213-0126925, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1912083SSO

Further, being the same property conveyed to Timothy Mark Brown, a single man by Warranty Deed from Scott Leist, unmarried dated July 19, 2018 and recorded July 25, 2018 as Instrument No. 20180725-0072487, 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 307 Alta Loma Rd., Goodlettsville, TN 37072

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 3rd day of December, 2019

Timothy Mark Brown by Eric Meacham, his Attorney in fact

Timothy Mark Brown, by Eric Meacham, his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Eric Meachan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy Mark Brown, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Eric Meacham, for the purposes therein contained.

Witness my hand and official seal, this the 3nd of December, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1912083SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)