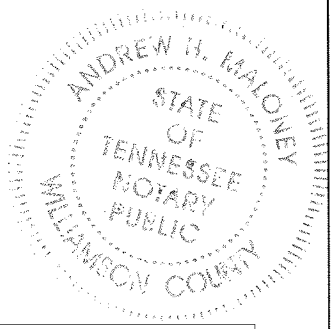
WARRANTY DEED



Karen Johnson Davidson County
Batch# 335075 DEEDWARR
12/27/2019 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20191227-0133448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Christina Moloney, Millennial Title, LLC, 4501 East Columbus Drive, Tampa, FL 33605

File No.: TN-2019-4674-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hampton & Phelps LLC, a Tennessee limited liability company	Hampton & Phelps LLC, a Tennessee limited liability company	148-02-0-050.00
(NAME) 181 Una Recreation Road	(NAME) 181 Una Recreation Road	121512920
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ten Thousand And No/100 Dollars ($110,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM A. BECKHAM AND VIRGIL E. BECKHAM AND KECIA LEE ESTRADA-ARREOLA AND KIMBERLY DAWN GARCIA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAMPTON & PHELPS LLC, A TENNESSEE 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:

Certain Parcel of real estate located in Davidson County, Tennessee being more particularly described as follows, to-wit: Being Lot No. 90, on the plan of Luna Heights, Section III, of record in Book 2900, page 138, Register's Office for said County, as follows: Said Lot No. 90 fronts 89.9 feet on the easterly side of Luna Court and runs back 181 feet on the northerly line and 266 feet on the southerly line to a dead line, which is a broken line, on which it measures 185 feet.

Being the same property conveyed to William A. Beckham, Virgil E. Beckham, Kecia Lee Estrada-Arreola and Kimberly Dawn Garcia of record in Instrument No. 20190613-0056874 of the Register's Office, Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3404 Luna Court, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness William A. Beckham and Virgil E. Beckham and Kecia Lee Estrada-Arreola and Kimberly Dawn Garcia this 12 day of December 2019.

William A. Beckham

Virgil E. Beckham

Kecia Lee Estrada-Arreola

Kimberly Dawn Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of December, 2019, before me personally appeared William A. Beckham and Virgil E. Beckham and Kecia Lee Estrada-Arreola and Kimberly Dawn Garcia to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 6 day of December, 2019.

Commission Expires: 10/14/2020

Notary Public

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE 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: 9. 20 2022

CARL E DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY