Karen Johnson Davidson County
Batch# 351874 DEEDWARR
02/03/2020 10:58:17 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20200203-0012088

WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homeplacers, LLC	Homeplacers, LLC	43-13-0-305.00
(NAME)	(NAME)	
14977 Old Hickory Blvd	14977 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Noel F. Bean, an unmarried man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Homeplacers, 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:

Land in Davidson County, Tennessee, being Lots 37 and 38, Block "D" on the Final Plan of Crittenden Estates Subdivision as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 37 and 38 adjoin and front together 100 feet on the South side of Hickory Street (formerly known as Oak Street) and runs back on the easterly line 141.50 feet and on the westerly line 153 feet to a dead line on which they measure 100 feet thereon.

Being the same property conveyed to Noel F. Bean by Quitclaim Deed from Cynthia M. Bean, formerly Cynthia F. Frazier dated July 20, 2016 and recorded in Instrument Number 20190110-0002648, Register's Office for Davidson County, Tennessee.

Subject to taxes and assessments for the year 2020 and subsequent a years a lien, but not yet due and payable.

All matters found of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, and setback lines, if any and all easements for public utlities.

unimproved ☐

This is improved ☑ property, known as 212 Hickory Street, Madison, TN 37115
(House Number) (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.

Witness my/our hands this 31st day of January, 2020.

Noel F. Bean

State of Tennessee
County of Davidson

Personally appeared before me Noel F. Bean, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2020.

Notary Public ~~Judy Jacobs~~
My Commission Expires: 11.8.21

File No.: 201912046

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY