RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013117

WARRANTY DEED

Karen Johnson Davidson County
Batch# 362409 DEEDWARR
02/24/2020 12:14:23 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20200224-0020209

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Jordan L Mayo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2020.

Dana Delworth
NOTARY PUBLIC

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Paul Beever and Meredith Rae Lyons 1000 Looby Circle Nashville, TN 37208	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	081 07 0 563.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARDON CONSTRUCTION, INC., A NORTH CAROLINA CORPORATION,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEAN PAUL BEEVER AND MEREDITH RAE LYONS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Bring Lot 1 on the Revised Plan of Looby Heights, of record in Plat Book 7900, page 230 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

corrected in Book 8289, Page 696

148, amended in Book 7900

Being the same property conveyed to MarDon Construction, Inc, a North Carolina Corporation, by Warranty Deed from Chris Cash & Wife Elizabeth Cash dated November 15, 2019 and recorded November 19, 2019 in Instrument No. 201911190119312, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-VRES-20-1000

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of February, 2020.

MARDON CONSTRUCTION, INC., A NORTH CAROLINA CORPORATION

BY: Mark Miller
ITS: Owner/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Mark Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of MarDon Construction, Inc., a North Carolina Corporation, the within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as, President.

WITNESS my hand and seal, this the 18th day of February, 2020.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 10/6/21