Karen Johnson Davidson County
Batch# 378261 DEEDWARR
03/26/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20200326-0033107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
NANCY L. SCHNEIDER COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Gilreath Eaton	NEW OWNER	105140N01200CO
(NAME)	(NAME)	
5910 Morgan Park Drive		
(ADDRESS)	(ADDRESS)	
Monroe, NC 28110		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **James W. Cameron, III, as Trustee The Lee A. Beaman 2016 Irrevocable Trust dated July 21, 2016**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amanda Gilreath Eaton and Danny Eaton, wife and husband**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 12, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20512220128613, as amended by Instrument No. 201601060001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to James W. Cameron, III Trustee of The Lee A. Beaman 2016 Irrevocable Trust dated July 21, 2016 by Special Warranty Deed from Melpark Partners LLC, a Tennessee limited liability company dated 2/28/2017. of record in Instrument 201703010020476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 201508270087032; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201512220128613 and Amendment recorded in Instrument 201601060001307; (3) Charter of Melpark Townhouse Corporation of record in Instrument 201512220128610; (4) Quitclaim Deed conveys to Melpark Townhouse Corporation of record in Instrument 201512290130710, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 810 Melpark Court, Nashville, TN 37204

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 26th day of March, 2020.

James W. Cameron, III, as Trustee The Lee A. Beaman 2016 Irrevocable Trust dated July 21, 2016

By: James W. Cameron, III, as Trustee
James W. Cameron, III, as Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Cameron, III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of The Lee A. Beaman 2016 Irrevocable Trust dated July 21, 2016, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2020.

L. Glenn Worley

Notary Public:
My Commission Expires: 11-5-2022

L GLENN WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

202003260033107

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

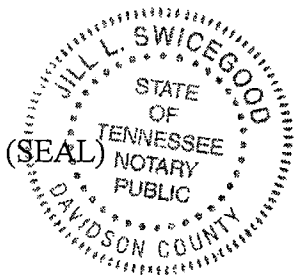
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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