Karen Johnson Davidson County
Batch# 382844 **DEEDWARR**
04/08/2020 09:30:24 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20200408-0036852

Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $259,900.00. Affiant Subscribed and sworn to before me, this 31st day of ~~April,~~ March 2020. Notary Public My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas Beigle	NEW OWNER	**052-02-0-045.00**
613 McCarley Ave		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marcus R. Chaussee and Madelyn R. Chaussee, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thomas Beigle, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the westerly one-half of Lot 31 of Block "F" Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Marcus R. Chaussee and Madelyn R. Chaussee, husband and wife by Warranty deed from Wanda Williams, unmarried of record as Instrument No. 20170302-0020792 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **613 McCarley Ave, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of ~~April~~ March, 2020.

Marcus R. Chaussee

Madelyn R. Chaussee

STATE OF Minnesota

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marcus R. Chaussee and Madelyn R. Chaussee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of ~~April~~ March MPK, 2020.

Notary Public
My Commission Expires: Jan 31. 2024

SolomonParks File No. 20-000063-528

ASHLEY PAIGE KRUGER
Notary Public
Minnesota
My Commission Expires
Jan 31, 2024

SP 11/2015