Karen Johnson Davidson County
Batch# 386302 DEEDWARR
04/15/2020 02:00:38 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20200415-0039519

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 05-03-2022

(AFFIX SEAL)

RYAN T. GRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2022

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Autumn Bilyeu Paul Beauchamp	new owners	061 08 0 019.00
(NAME)	(NAME)	
1210 Haysboro Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, We, **Philip S. Paquette and Natalie C. Durda,a married couple,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Autumn Bilyeu and Paul Beauchamp,** 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:

Nicole Brian

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Section One McGaughey Heights, of record in Book 1835, Page 33, 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 Philip S. Paquette, a single man and Natalie C. Durda, a single woman, by Warranty Deed from Joanna Bell Vidrine, dated July 26, 2016 and recorded August 5, 2016 in Instrument Number 20160805-0081378, in the Register's Office for Davidson County, Tennessee. The said Philip S. Paquette and Natalie C. Durda have since married each other.

Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1210 Haysboro Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-HFR-20-1210

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 10th day of April, 2020.

Philip S. Paquette

Natalie C. Durda

State of Tennessee
County of Davidson

Personally appeared before me Philip S. Paquette and Natalie C. Durda, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2020.

Notary Public
My Commission Expires: _____

File No.: 20202276

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024