Karen Johnson Davidson County
Batch# 394406 DEEDWARR
05/01/2020 10:12:19 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20200501-0045693

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

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
Victoria R. Beaman 736 Hill Road Brentwood, TN 37027	Victoria R. Beaman 736 Hill Road Brentwood, TN 37027	160-07-0-040.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Eighty Five Thousand and 00/100 Dollars ($785,000.00), 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, **ANTHONY H. AMEZQUITA AND CHRISTINA L. AMEZQUITA, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **VICTORIA R. BEAMAN**, hereinafter called the Grantee(s), her 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 the 6th Civil District of Davidson County, Tennessee, being part of Lots 12 and 19 on the Plan of the Subdivision of the Ed Baxter property, not of record, and described as follows:

BEGINNING at a point in the northerly margin of Hill Road, said point being the southwest corner of the property conveyed to Betty Allen, by deed of record in Book 4549, Page 746, Register's Office for said County, thence with Allen's westerly line North 04 degrees 38 minutes 30 seconds East 636.89 feet to an iron pin; thence South 86 degrees 44 minutes 45 seconds West 245.25 feet to an iron pin, thence South 05 degrees 00 minutes East 130.15 feet to a point, thence South 43 degrees 13 minutes 30 seconds East 131.45 feet to a point; thence South 08 degrees 04 minutes East 216.70 feet to an iron pin; thence South 05 degrees 00 minutes West 172.5 feet to an iron pin in the northerly margin of Hill Road; thence with same South 85 degrees 00 minutes East 100 feet to the point of beginning, containing 2.21 acres, more or less.

BEING the same property conveyed to Anthony H. Amezquita and Christina L. Amezquita, husband and wife, by Warranty Deed from F. Steve Hooper and wife, Andrea Lee Hooper, dated 7/17/2014 and recorded 7/21/2014 in Instrument Number 20140721-0064496, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 736 Hill Road , Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2020.

ANTHONY H. AMEZQUITA

CHRISTINA L. AMEZQUITA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Anthony H. Amezquita and Christina L. Amezquita, 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.

WITNESS my hand and seal, this the 30th day of April, 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public

Printed Notary Name

My commission expires: 4/3/22