WARRANTY DEED

Karen Johnson Davidson County
Batch# 406720 **DEEDWARR**
05/27/2020 01:24:33 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20200527-0054544

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1797LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brett Alan Smith and Deana C. Smith		045 05 0.098.00
4915 Monterey Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MITCHELL BEESON AND WIFE, LINDSEY OCHAB BEESON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRETT ALAN SMITH AND DEANA C. SMITH, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of SECTION FOUR CRIEVE HALL ESTATES, as of record in Plat Book 2133, Page 80, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Mitchell Beeson and wife, Lindsey Ochab Beeson, by Warranty Deed from Joel G. Goehner, an unmarried man, of record in Instrument No. 20150515-0044792,* in the Register's Office of Davidson County, Tennessee, dated May 08, 2015 and recorded on May 15, 2015.

*The previous deed of record in Instrument No. 20150515-0044792, erroneously referred to Plat Book 2333, Page 80. The correct Plat reference is Plat Book 2133, Page 80.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 80.

4. Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2245, Page 38.

This is improved property known as 4915 Monterey Drive, Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 26th day of May, 2020.

Mitchell Beeson

Lindsey Ochab Beeson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MITCHELL BEESON AND LINDSEY OCHAB BEESON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires 2-19-2024