Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 410189 DEEDWARR
06/04/2020 03:12:50 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20200604-0057637

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Capital City Title Services, LLC
40 Burton Hills Blvd. Suite 200
Nashville, TN 37215
FHTS# 2020052434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Pamela Willet 8140 Lenox Creekside Drive Antioch, TN 37013	Pamela Willet Same	181-02-0A-276.00-CO

WARRANTY DEED

THIS INDENTURE, made this 3rd day of June, 2020 between **CYNTHIA D. BEAM,** UNMARRIED, resident of Davidson County, Tennessee ("Grantor") and **PAMELA WILLET**, MARRIED, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 32 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Cynthia D. Beam, an unmarried woman by Warranty deed from Christopher Bunt, an unmarried man of record in Instrument No. 20150901-0088750 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 01, 2015.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Cynthia D. Beam

CYNTHIA D. BEAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Cynthia D. Beam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 3rd day of June, 2020.

Notary Public
My Commission Expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$269,900.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 3rd day of June, 2020.

Notary Public
My commission expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2022