WARRANTY DEED

Karen Johnson Davidson County
Batch# 414235 DEEDWARR
06/12/2020 03:34:50 PM 2 pgs
Fees: $13.00 Taxes: $1,267.25

20200612-0060512

B-RR-20-801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake Beeson	**Legacy Mutual Mortgage**	
(NAME)	(NAME)	
801 Walden Way	**3503 Paesanos Parkway**	**075-16-0A-051.00CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. BRANDON WHITEHEAD AND S. MICHELLE WHITEHEAD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAKE BEESON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Phase 2B, Walden Woods of record in Plat at Instrument No. 20010226-0017620, 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 H. Brandon Whitehead and S. Michelle Whitehead by Warranty deed from The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-28CB, Mortgage Pass-Through Certificates, Series 2006-28CB of record in Instrument No. 20091215-0114188 Register's Office for Davidson County, Tennessee, dated November 12, 2009 and recorded on December 15, 2009.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010226-0017620, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 8250, Page 972, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11244, Page 105, Register's Office for Davidson County, Tennessee.
- By-Laws of Walden Woods Homeowners Association of record in Book 11244, Page 120, amended in Instrument No. 20060321-0032040, Register's Office for Davidson County, Tennessee.
- Charter of Walden Woods Homeowners Association, of record in Instrument No. 20030318-0035838 and amended in Instrument No. 20030428-0056611, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Walden Woods Homeowners' Association, Inc. for open space of record in Instrument No. 20050721-0085299, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11258, Page 790, Register's Office for Davidson County, Tennessee.
- Right of Way granted in instrument of record in Book 1086, Page 379, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Walden Way, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th DAY OF JUNE, 2020.

H. Brandon Whitehead

S. Michelle Whitehead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. BRANDON WHITEHEAD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, S. MICHELLE WHITEHEAD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212