Karen Johnson Davidson County
Batch# 433552 DEEDWARR
07/09/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $967.55
20200709-0074468

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $261,500.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2020. Notary Public My Commission Expires: 11-16-22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Fatima Allayez 2017 Green Timbers Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162 13 0A 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Beauchamp, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fatima Allayez, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plat of Greenwood Subdivision, Phase Two, a Planned Unit Development, of record in Instrument No. 20020116-0006350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Eric Beauchamp, by Warranty Deed from, MT. View, LLC., a Tennessee Limited Liability Company, of record in the Instrument No. 20031003-0146655, in the Register's Office of Davidson County, Tennessee, dated September 30, 2003 and recorded on October 3, 2003.

Said property was not the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREENWOOD SUBDIVISION PHASE TWO, as recorded in Instrument No. 20020116-0006350.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000922-0094258; and amended in Instrument Nos. 20010711-0073943; 20011023-0115676 and 20020313-0031767.

Easement for Right of way, recorded in Book 2739, Page 639.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000918-0092619.

This is improved property located at 2017 Green Timbers Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 8th day of May, 2020.

Eric Beauchamp by Kate Rosenthal attorney in fact
Eric Beauchamp, by Kate Rosenthal, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Eric Beauchamp and that she is authorized by Eric Beauchamp to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of May, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

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