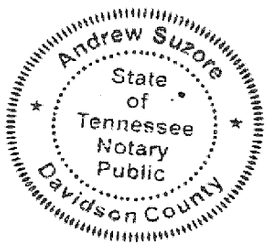
Karen Johnson Davidson County
Batch# 473483 DEEDWARR
09/10/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20200910-0103288



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $261,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2020.

Notary Public

My Commission Expires: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Clinton Wilson and Hannah E Beddoe	NewRez, LLC	119-12-0-008.01
706 Drummond Drive	P.O. Box 740039	
Nashville, TN 37211	Cincinnati, OH 45274-0039	

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

Paulette B Bilyeu, a widow

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

Clinton Wilson and Hannah E Beddoe

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. 20 on the Plan of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Drummond Drive at the corner of Lots 19 and 20; thence with the line between lots, northerly 159.92 feet to the southerly line of Lot 21; thence with the southerly line of said lot easterly 138.6 feet to the westerly margin of Cameo .Drive; thence with the margin of the same southerly 138.12 feet to the beginning of a curve; thence around said curve southwesterly 35.9 feet to the northerly margin of Drummond Drive; thence with the margin of the same, westerly 101.60 feet to the point of beginning.

BEING the same property conveyed to Thomas Wayne Bilyeu and wife, Paulette B. Bilyeu by Warranty Deed from Terry D. Stevens, an unmarried person, dated 6/11/1976 and recorded 6/15/1976 in Book 5035, Page 217, Register's Office for Davidson County, Tennessee. The said Thomas Wayne Bilyeu died on 3/21/2017, leaving Paulette B. Bilyeu, as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 706 Drummond Drive, Nashville, TN 37211.

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, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is 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 I do further covenant and bind myself, my 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 my/our hand(s) this 10th day of September, 2020.

Paulette B Bilyeu

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

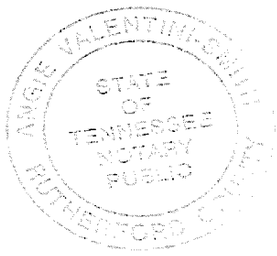
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulette B Bilyeu with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein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

Witness my hand and official seal at Murfreesboro, Tennessee, this 10th of September, 2020.

Notary Public

My Commission Expires:

(SEAL) 12/1/2020



Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)