WARRANTY DEED

Karen Johnson Davidson County
Batch# 614121 DEEDWARR
04/13/2021 02:46:27 PM 2 pgs
Fees: $13.00 Taxes: $647.13

20210413-0049329

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rodd Beers and Robin Beers, Husband and Wife	Rodd Beers and Robin Beers, Husband and Wife	96-7-A-13
(NAME)	(NAME)	
126 Marlberry Circle	126 Marlberry Circle	
(ADDRESS)	(ADDRESS)	
Jupiter, FL 33458	Jupiter, FL 33458	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210558

For and 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, I/we, **Patricia G. Payne, unmarried woman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rodd Beers and Robin Beers, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 4, Unit No. 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Patricia G. Payne, an unmarried woman by Warranty Deed from Katherine M. Franks, unmarried, dated January 16, 2007 and filed of record in Instrument No. 20070126-0011131, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bianca Square Condominiums and filed of record in Book 6162, page 195; amended in Book 6165, page 566; Book 6225, page 906 and Book 9885, page 208, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to a TVA Electric Transmission Line Easement appearing of record in Book 5699, page 208, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 354 Stewarts Ferry Pike, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of March, 2021

Patricia G. Payne

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersignec authority, a Notary Public for said county and State, Patricia G. Payne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of March, 2021.

Notary Public
My Commission Expires:

