Karen Johnson Davidson County
Batch# 614146 DEEDWARR
04/13/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210413-0049375

2021-637

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES: 5/2/22
File No. G21-12159

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	UWM	
Austin Warehime and Lynsey Beros		18-12-14
(NAME)	(NAME)	
205 FANNIN DR	585 S. BLVD E.	
(STREET ADDRESS)	(STREET ADDRESS)	
GOODLETTSVILLE TN 37072	PONTIAC, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James William Begley and Chelsea O. Begley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Warehime, an unmarried man and Lynsey Beros, an unmarried woman**, 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. 17 on the Plan of Mansker Heights, Section One, of record in Book 2900, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James William Begley and Chelsea O. Begley, husband and wife by Deed dated October 24, 2014 from Cody W. Capps and Daphne L. Capps, husband and wife, recorded October 28, 2014, in Instrument Number 20141028-0099422, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 2925, Page 111, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, Page 10, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 205 Fannin Drive, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of April, 2021.

James William Begley

Chelsea O. Begley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2021, before me personally appeared James William Begley and Chelsea O. Begley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2021.

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
Commission Expires 05-27-2022

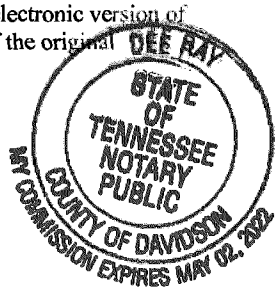
Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public