WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CAMERON G REESE
Notary Public
Commission # GG 351377
Expires July 2, 2023

MJ-RB-21-354

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)
Christopher Brian Horner	**NEW OWNER**	
(NAME) **354 Stewarts Ferry Pike**	(NAME)	**096-07-0A-013.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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. **RODD BEERS AND ROBIN BEERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER BRIAN HORNER, UNMARRIED,** 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. 4, Unit No. 4 on the Plan of Bianca Square Condominiums of record in Plat Book 5800, Page 101, as amended in Book 5200, Page 661, 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 Rodd Beers and Robin Beers, husband and wife by Warranty deed from Patricia G. Payne, unmarried woman of record in Instrument No. 20210413-0049329 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 13, 2021.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 5800, Page 101, as amended in Plat Book 5200, page 661, 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 6162, Page 195, as amended in Book 6165, page 566 and Book 9885, page 208, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6162, Page 211, as amended in Book 6225, page 906, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6168, Page 507, in the Register's Office for Davidson County, Tennessee.
- Amendment to add utility and drainage easement to lots 5 and 6 of record in Book 6055, Page 760, in the Register's Office for Davidson County, Tennessee.
- Easements water and sewer services granted to Metro Government of record in Book 6303, Page 616, and Book 6303 Page 621, said Register's Office.
- Private road maintenance agreement of record in Book 5945, Page 856, in the 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: **354 Stewarts Ferry Pike, Nashville, Tennessee 37214**.

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.

Karen Johnson Davidson County
Batch# 673366 **DEEDWARR**
07/08/2021 12:12:37 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210708-0092184

Warranty Deed

Witness my/our hand(s) this the 2nd DAY OF JULY, 2021.

Rodd Beers

Robin Beers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODD BEERS, 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 2nd of July, 2021.

Notary Public
My Commission Expires: 7/2/2023
(SEAL)

CAMERON G REESE
Commission # GG 351377
Expires July 2, 2023
Bonded Thru Budget Notary Services

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN BEERS, 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 2nd of July, 2021.

Notary Public
My Commission Expires: 07/02/2023
(SEAL)

CAMERON G REESE
Commission # GG 351377
Expires July 2, 2023
Bonded Thru Budget Notary Services

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