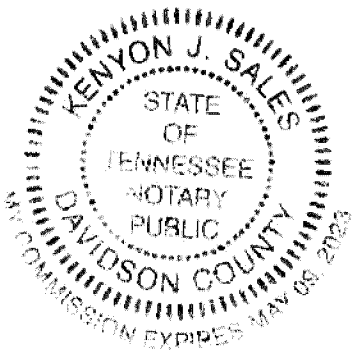
Karen Johnson Davidson County
Batch# 731077 DEEDWARRSP
10/06/2021 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,238.85
20211006-0134451

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,825.00

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF SEPTEMBER, 2021

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lindsey Beeson, an unmarried person	CMG Mortgage, Inc.	181 15 0A 008.00
(NAME)	(NAME)	
410 Portsdale Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned SouthPoint of TN, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lindsey Beeson, an unmarried person, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated DAVIDSON County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan Southpoint SP, Phase 1, of record in Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership, of record in Instrument No. 20180720-0071080, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Quitclaim Deed from Barbara A. Wardlaw, of record in Instrument No. 20180418-0036624, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

Being part of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership, by Special Warranty Deed from Barbara A. Wardlaw, of record in Instrument No.

20180418-0036623, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 410 Portsdale Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 24 day of SEPTEMBER, 2021.

SouthPoint of TN, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF WILSON

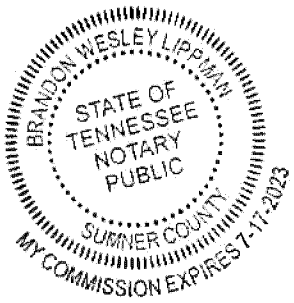
Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Gary M. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the President of SouthPoint of TN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as President.

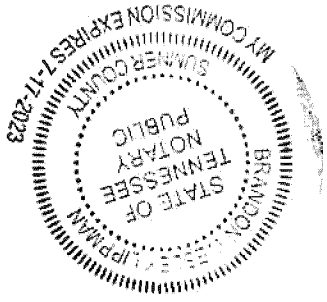
Witness my hand and official seal, this the 24th day of September, 2021.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)





Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 24, 2021.

Date

Christie Daniels

Affiant Signature

September 29, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY