WARRANTY DEED

LISA C. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires February 11, 2004

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, BPR #2282, 109 Stadium Drive, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN T. PRESTON		MAP 144-10
(NAME)	(NAME)	
2300 CHICKERING LANE		
(ADDRESS)	(ADDRESS)	PARCEL 24
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **BILLIE B. BEAMAN AND WIFE, DOROTHY H. BEAMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN T. PRESTON AND WIFE, CASEY CHRISTINE PRESTON**, 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. 35 on the Plan of Chickering Valley, as of record in Book 2331, Page 121, Register's Office of Davidson county, Tennessee.

Said Lot No. 35 fronts 151 feet on the easterly margin of Chickering Lane and runs back between lines 579.1 feet on the southerly line and 549 feet on the northerly line to a rear line on which it measures 248 feet.

Being the property conveyed to Billie B. Beaman and wife, Dorothy H. Beaman by deed dated 02/08/69 from Grace Keith of record in Book 4309, Page 97, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 2542 Page 25, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 2300 CHICKERING LANE, NASHVILLE, TN 37215
(House Number) (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 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. 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.

Davidson County DEEDWARR
Recvd: 12/18/01 15:03 2pgs
Fees:13.00 Taxes:851.00

20011218-0139669

Witness our hands this 14th day of December, 2001.

BILLIE B. BEAMAN

DOROTHY H. BEAMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLIE B. BEAMAN AND WIFE, DOROTHY H. BEAMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2001.

Commission expires:

Notary Public

LISA C. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires
February 11, 2004