STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/16/05 13:38 2 pgs
Fees:13.00 Taxes:506.80
20050916-0111707

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Christopher N. Elliott	Wells Fargo Bank, N.A.	141-15-0-A
7012 Cotton Blossom Lane	7445 New Technology Way	GROUP
Nashville, Tennessee 37221	Frederick, MD 21703	PARCEL 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Sixty Four Thousand Dollars and Zero Cents ($164,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Christopher Alan Beach and wife, Maureen R. Beach, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher N. Elliott and wife, Valarie A. Pratt-Elliott, 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.

BEING Lot No. 60 on the Plan of Section I, Rolling River Estates, of record in Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Christopher Alan Beach and wife, Maureen R. Beach, by deed dated September 30, 1988, from William H. Simpson and wife, Patricia G. Simpson, of record in Book 7669, page 88, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 7012 Cotton Blossom Lane, Nashville, Tennessee 37221

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.

Witness our hands this 9th day of September, 2005.

Christopher Alan Beach

By: Cindy Crocker, Attorney in Fact

Maureen R. Beach

By: Cindy Crocker, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Cindy Crocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Alan Beach and Maureen R. Beach, and acknowledged that she executed the same as the free act and deed of the said Christopher Alan Beach and Maureen R. Beach.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

