WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/08 09:28 2 pg
Fees:13.00 Taxes:684.50

20080108-0002149

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KATHY SNIDER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lee Corban	John Lee Corban	Map 61-8
(NAME) 4610 Log Cabin Road	(NAME) 4610 Log Cabin Road	Parcel 42
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, **BEVERLY S. BEAM AND WAYNE W. BEAM, SR., TRUSTEES OF THE COLLEEN SANDERS REVOCABLE LIVING TRUST, DATED SEPTEMBER 27, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN LEE CORBAN, UNMARRIED,** 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 parts of lots Nos. 3 and 4 on the Plan of Mrs. Addie Boone's Subdivision, as of record in Plat Book 974, page 58, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Log Cabin Road at the corner of lots Nos. 4 and 5; thence with the line between said two lots eastwardly 219 feet; thence with the easterly line of lots Nos. 2 and 4, northwardly 109.5 feet; thence southwestwardly 245 feet, more or less, to the northeasterly margin of Log Cabin Road; thence with same southeastwardly 100 feet to the beginning.

Being the same property conveyed to Colleen Sanders, Beverly S. Beam and Wayne W. Beam, Sr., Trustees of the Colleen Sanders Revocable Living Trust, Dated September 27, 2007 by deed from Colleen Sanders of record in Instrument #20071102-0129616, said Register's Office.

The prior deed of record inadvertently referred to the plat book as Book 574 when in fact it is actually Plat Book 974.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 974, page 58, said Register's Office; and (c) easement of record in Book 4211, page 209, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4610 Log Cabin Road, Nashville, TN 37216
(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.

Witness our hands this 4th day of January, 2008.

Beverly S. Beam

Wayne W. Beam, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Beverly S. Beam and Wayne W. Beam, Sr. with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees of The Colleen Sanders Revocable Living Trust, Dated September 27, 2007, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2008.

Commission expires: 11/07/11

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds