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

BILL GARRETT, Davidson County
Trans:T20090030346 DEEDWARR
Recvd: 05/07/09 10:36 2 pgs
Fees:13.00 Taxes:218.30
20090507-0042046

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Amy Adams Gowen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2009.

Christine E. Lind
Notary Public

CHRISTINE E. LIND NOTARY PUBLIC SUMNER COUNTY, TENN. TENNESSEE Exp. 8/9/09

(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
Robert Walsh	New Owner	
(NAME) 18 West End Avenue	(NAME)	133-1-202
(ADDRESS) Old Greenwich, CT 06870	(ADDRESS)	
(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, **TERESA LYNNE MYERS, EXECUTRIX OF THE ESTATE OF ELAINE BEECH, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT WALSH, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the rear or easterly 100 feet of Lots 422, 423, and 424 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 100 feet on the northerly side of Elgin Street and extend back between parallel lines 150 feet to the southerly margin of High Street.

Being the same property conveyed to John T. Beech and wife, Eliane Beech by deed from Clarence D. Slater and wife Inies C. Slater, of record in Book 3854, page 379, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Elaine C. Beech by deed from John T. Beech, of record in Book 8459, page 743, Register's Office for Davidson County, Tennessee. The said Elaine Beech having since died and by Order entered October 8, 2008, Letters Testamentary was issued to Teresa Lynne Myers (Seventh Circuit Court-Probate Division, Docket No. 08P-1539).

Pursuant to an Order dated April 24, 2009, the Executrix, Teresa Lynne Myers was authorized to sell the above described real property with said Order being recorded as Instrument No. 20090507-0042045, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 504 Elgin Street, Nashville, TN 37211

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 my hand this 4th day of May, 2009.

Executrix

Teresa Lynne Myers, Executrix

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 Teresa Lynne Myers, Executrix, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of May, 2009.

CHRISTINE L. KUND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
Exp. 8/3/09

Notary Public