WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090070488 DEEDWARR
Recvd: 10/16/09 10:11 2 pgs
Fees: 13.00 Taxes: 395.90

20091016-0095881

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa M. Martin	New Owner	
(NAME)	(NAME)	
210 Old Hickory Blvd., #54		142-4A-54
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Steve Beech and wife, Shirley Beech**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Teresa M. Martin, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 54 in a Horizontal Property Regime located on the Plat of Belle Forest of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Helen S. Beech, married and Deborah B. Tant, unmarried, by deed dated August 7, 1979 from Thomas C. Scott, Trustee, of record in Book 5483, page 611, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated September 28, 1988 and recorded in Book 7683, page 649, said Register's Office, Helen S. Beech and Deborah B. Tant Couch conveyed all of their right, title and interest in subject property Steve Beech and wife, Shirley Beech.

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 210 Old Hickory Blvd., #54, Nashville, TN 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 Grantee, her 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, her 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 18th day of September, 2009.

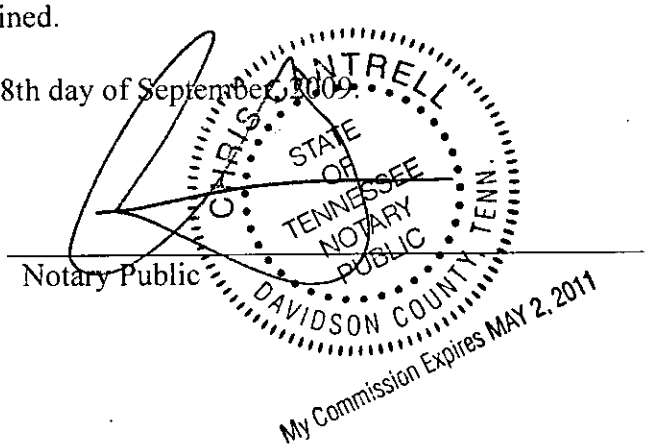
Steve Beech

Shirley Beech

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Steve Beech and wife, Shirley Beech**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of September, 2009.



Notary Public

My commission expires: