WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Johnson*	Regions Bank	172-12-A-49.00CO
(NAME) 109 Burgandy Hill Court	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*Jacob

For and in 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, I/WE, Carl Martin, Roberta Bryant, Bobby J. Martin and Jimmie Wayne Martin, Devisees of **The Estate of Rebecca Beitler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Johnson***, an unmarried man, 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: *Jacob

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 60 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6 and amended in Plat Book 7900, pages 110-112, 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 Rebecca M. Beitler, an unmarried person by Warranty Deed from Peter J. Harper and wife, Leslie Ann Harper, dated May 16, 1997 and recorded in Book 10462, page 715, Register's Office for Davidson County, Tennessee. The said Rebecca M. Beitler died testate on February 9, 2010, and the Estate was admitted to Probate as Probate No. 10P-396 of record in Probate Court for Davidson County, Tennessee. The Grantors herein execute this instrument as the only devisees of The Estate of Rebecca M. Beitler.

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 109 Burgandy Hill Court, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20100025250 DEEDWARR
Recvd: 04/28/10 10:13 3 pgs
Fees:18.00 Taxes:628.82
20100428-0032114

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, has 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 26th day of April, 2010.

The Estate of Rebecca Beitler

By: Carl Martin
Carl Martin, Devisee of The Estate of Rebecca M. Beitler

The Estate of Rebecca Beitler

By: Roberta Bryant
Roberta Bryant, Devisee of The Estate of Rebecca M. Beitler

The Estate of Rebecca Beitler

By: Jimmie Wayne Martin
Jimmie Wayne Martin, Devisee of The Estate Rebecca M. Beitler

The Estate of Rebecca Beitler

Bobby J Martin, by Carl Martin his attorney in fact.
By: _____
Bobby J. Martin, Devisee of The Estate of Rebecca M. Beitler, by Carl Martin as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Carl Martin, Devisee of **The Estate of Rebecca Beitler**, 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 **26th** day of **April, 2010**

Notary Public

My commission expires: 9.15.10

MELISSA L. BOUTCHKO-TURE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

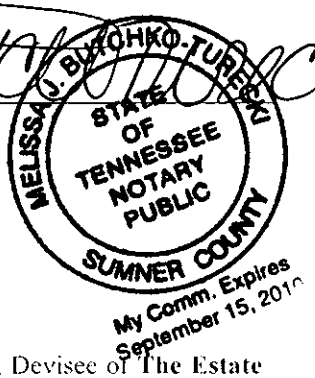
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Roberta Bryant, Devisee of **The Estate of Rebecca Beitler**, 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 **26th** day of **April, 2010**

Notary Public

My commission expires: 9.15.10



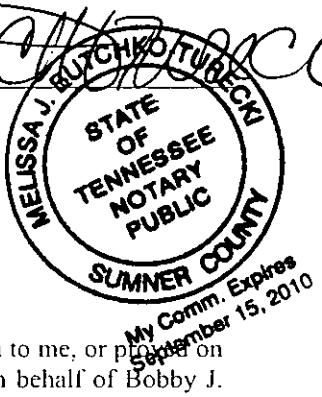
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Jimmie Wayne Martin, Devisee of **The Estate of Rebecca Beitler**, 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 **26th** day of **April, 2010**

Notary Public

My commission expires: 9.15.10



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of April, 2010, before me personally appeared Carl Martin, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Bobby J. Martin, and who acknowledged that he executed the same as the free act and deed of the said Bobby J. Martin, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *____, page _____, said Register's Office.

*201004 28.0032113

Witness my hand and official seal, this **26th** day of **April, 2010**

Notary Public

My commission expires: 9.15.10

