WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY DEANIE L. GREGORY, ATTY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kercea T. Beckwith	Bank of America, N. A.	061 06 0 110.00
(NAME)	(NAME) P.O.Box 650070	
4214 Edwards Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75265-0070	
(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, Laurie D. Steen, Wendy R. Steen and Timothy D. Page, as the only heirs-at-law of Sandra D. Flesher, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kercea T. Beckwith, a single person, 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 the northerly 50 feet of the westerly 200 feet of Lot No. 124 on the Plan of Maplewood Heights, of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 124 fronts 50 feet on the easterly margin of Edwards Avenue and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Sandra D. Flesher by Warranty Deed from Billy F. Harris and wife, Linda L.Harris, dated April 5, 2000 and recorded as Instrument No. 200004011-0036454 in the Register's Office for Davidson County, Tennessee. The said Sandra D. Flesher having since died intestate on April 2, 2009 leaving Laurie D. Steen, Wendy R. Steen and Timothy D. Page as her only heirs-at-law.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MAPLEWOOD HEIGHTS OF RECORD IN BOOK 547, PAGES 78 AND 79, SAID REGISTER'S OFFICE.

THE ABOVE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

unimproved ☐

This is improved ☑ property, known as 4214 Edwards Ave., 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 29th day of July, 2010.

Laurie D. Steen

Wendy R. Steen

Timothy D. Page

BILL GARRETT, Davidson County
Trans:T20100047173 DEEDWARR
Recvd: 08/02/10 12:19 2 pgs
Fees:13.00 Taxes:310.06

20100802-0060341

File No.: 2010-0152
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of July, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laurie D. Steen, Wendy R. Steen, and Timothy D. Page**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

