WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

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

DEANIE L. GREGORY, ATTY. **THIS INSTRUMENT WAS PREPARED BY**
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
Charles T. Wehby, Trustee of the Charles T. Wehby Revocable Living Trust dated 12/2/97	Charles T. Wehby	061 15 0 036.00
(NAME) 3901 Ivy Drive	(NAME) 3901 Ivy Drive	
(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, Noel F. Bean, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Wehby, Trustee of the Charles T. Wehby Revocable Living Trust dated December 2, 1997,, 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 westerly 170 feet of Lot 19, as shown on the map entitled Maplewood Home Tract, of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 19 fronts 80.5 feet on the easterly side of Baxter Avenue and runs with the southerly margin of McIver Street 170 feet to a dead line measuring 88 feet, more or less, thereon.

Being the same property conveyed to Noel F. Bean and wife, Linda G. Bean by deed from James E. Jones and wife, Judith R. Jones of record in Book 7313, Page 943, dated July 31, 1987 in the Register's Office for Davidson County, Tennessee. Being further conveyed to Noel F. Bean by Final Decree of record in Book 8773, Page 704, dated November 20, 1990, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MAPLEWOOD HOME TRACT OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3930 Baxter Avenue, 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 my hand this 6th day of August, 2010.

_____
Noel F. Bean

BILL GARRETT, Davidson County
Trans:T20100049378 DEEDWARR
Recvd: 08/10/10 09:18 2 pgs
Fees:13.00 Taxes:340.40

20100810-0063021

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of August, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Noel F. Bean**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY