WARRANTY DEED

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: Jan 6, 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. and Elizabeth L. Drewry	Same as new owner	117-02-0-096
(NAME)	(NAME)	
2406 Sterling Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/23/10 15:07 2 pgs
Fees:13.00 Taxes:2127.50
20101223-0102288

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, I, Jan Burnham, Trustee of The Betty D. Begley Revocable Trust, dated September 13, 2010, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Drewry and Elizabeth L. Drewry, husband and wife, 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 Lot(s) 5, Block 7, on the plan of a development of Stokes Tract, of record as Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 of Block 7 fronts 100 feet on the southerly margin of Sterling Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to BYRON J. BEGLEY and spouse, BETTY DOBERS BEGLEY, by deed from JOHN L. PETERSON, JR. and spouse, ANGELA R. PETERSON, of record as Book 8506, page 526, dated December 10, 1991, said Register's Office. The said Byron J. Begley having since died and the said Betty Dobers Begley having since transferred said property to Jan Burnham, Trustee of the Betty D. Begley Revocable Trust, dated September 13, 2010, by Quitclaim Deed of Record as Instrument No. 20101222-0101928 said Registers Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of a development of Stokes Tract, of record as Book 974, page 24, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2406 Sterling Road, Nashville, TN 37215
(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 23rd day of December, 2010.

Jan Burnham, Trustee

Jan Burnham, Trustee of The Betty D. Begley
Revocable Trust, dated September 13, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Burnham, Trustee of The Betty D. Begley Revocable Trust, dated September 13, 2010, the within named 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 Office, this 23rd day of December, 2010.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/20/14

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY