GSRM
Bk 44

BILL GARRETT, Davidson County
Trans:T20120086116 DEEDWARR
Recvd: 11/09/12 16:06 2 pgs
Fees:13.00 Taxes:131.35
20121109-0103925

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,500.00.

J.T.K
Affiant

Subscribed and sworn to before me, this 9th day of November, 2012.

Notary Public

My Commission Expires: 6.21.16

Address New Owner As Follows:
John Paddison and Teresa George
926 Van Leer Drive
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map-Parcel Number:
071-11-0-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward H. Beene**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Paddison and wife, Teresa George**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of real estate being in the 13th Civil District of Davidson County, Tennessee, bounded and described as follows:

Being the easterly one-half of Lot No. 55 on the plan of Trinity Heights as of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot 55 fronts 50 feet on the southerly side of Marshall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed Edward H. Beene, by deed(s) of record in Book 7674, page 950, dated October 3, 1988, and Book 7744, page 373, dated December 1, 1988, said Register's Office. Then being further conveyed to Edward H. Beene, as evidenced by the

Order of record as Instrument No. 20110720-0055466, dated July 8, 2011, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 161, page 38, said Register's Office.

3. Restrictive Covenants as set out in the Warranty Deed(s) of record in Book 1539, page 66, and Book 2633, page 548, said Register's Office.

This is improved property known as: **308 Marshall Street, Nashville, TN 37207.**

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 Grantor covenants with the said Grantees that he is 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 further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of November, 2012.

Edward H. Beene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward H. Beene, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2012

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016