GSilvi
Box 90

Warranty Deed

JONNA L. HALL — STATE OF TENNESSEE NOTARY PUBLIC — MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $89,900.00. Karen Howard Affiant Subscribed and sworn to before me, this the 28th day of December, 2012. Notary Public My commission expires: 09/22/2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin J. Walker	UBS AG, Tampa Branch	
600 12th Ave S, #413	3000 Bayport Dr #100	105-10-0A-318.00CO
Nashville, TN 37203	Tampa, FL 33607	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE ESTATE OF MARY M. BEATTY, BY ITS EXECUTOR, GREG BEATTY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN J. WALKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-17 of BeechTree Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Beechtree Condominiums of record in Book 11174, Page 284, amended in Book 11680, Page 193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Amended Master Deed in Book 11680, Page 193; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Mary M. Beatty, unmarried by Warranty Deed from Cabana, LLC, a Tennessee limited liability company of record at Instrument No. 199912280307192, Register's Office for Davidson County, Tennessee, dated December 27, 1999, recorded December 28, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2020 Beech Ave., Unit C-17, Nashville, TN 37204.

BILL GARRETT, Davidson County
Trans:T20120100097 DEEDWARR
Recvd: 12/31/12 15:16 2 pgs
Fees:13.00 Taxes:332.63
20121231-0120873

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2012.

Estate of Mary M. Beatty

By Beatty, Executor

Greg Beatty, Executor

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Greg Beatty, Executor of the Estate of Mary M. Beatty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2012.

Kernan R. Hodges

Notary Public

My Commission Expires: 7/25-14

KERNAN R. HODGES
MY COMMISSION # EE 003793
EXPIRES: July 25, 2014
Bonded Thru Notary Public Underwriters