24776-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024755 DEEDWARR
Recvd: 03/27/13 11:23 2 pgs
Fees:13.00 Taxes:999.00
20130327-0029992

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Anne B. Wallace
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2013.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anne B. Wallace	**Pinnacle Bank**	**Map 103 08 0 Parcel 038.00**
4210 Murphy Rd.	**P.O. Box 331678**	
Nashville, TN 37209	**Murfreesboro, TN 37133**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lindsay Blair Beckner, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne B. Wallace, an unmarried woman

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 the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of West End Annex, as of record in Book 332 (erroneously referred to as Book 322 in a prior deed of record), Page 61, and also part of the south half of Block 30 on the Map of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee and described on the mortgage inspection survey, File No. 25255-299 by John Kohl & Company, P.C., dated October 23, 1996, as follows:

BEGINNING at a point on the northerly margin of Murphy Road, formerly Minnesota Avenue, at a point of 55 feet easterly from the easterly margin of 44th Avenue North, formerly 3rd Street; thence, with the northerly margin of Murphy Road, easterly 65 feet; thence, northerly 153 feet to a point in the South line of Mary Marshall's lot, 132 1/2 feet easterly from the easterly margin of 44th Avenue North; thence, westerly with Marshall's southerly line, 65 feet to a point 67 1/2 feet easterly from the easterly margin of said 44th Avenue North; thence, southerly 150 feet,more or less, to the point of beginning.

BEING the same property conveyed to Lindsay Blair Beckner, by Deed dated October 25, 2007 from Susanne C. Davis, now Roseland, of record in Instrument No. 20071105-0129918, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_x_) Unimproved (____) property, known as **4210 Murphy Rd., Nashville, TN 37209**

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 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/our hand(s) this **26th** day of **March, 2013.**

Lindsay Blair Beckner

Lindsay Blair Beckner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lindsay Blair Beckner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **March, 2013.**

KATHRYN D STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9.19.16