WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130048273 DEEDWARR
Recvd: 06/10/13 13:57 2 pgs
Fees:13.00 Taxes:662.30

20130610-0058768

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie D. Towe	New Owner	Map 82-16-B
(NAME)	(NAME)	Parcel 201 CO
937 Russell Street Unit 11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **GREGORY L. BEARD AND WIFE, KEISHA GARDNER BEARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKIE D. TOWE**, single, 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 Unit 201 of Russell Street Commons II Condominium, created under Title 66, Chapter 27, Section 101, et seq; as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6928, page 645, as amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, together with Storage Room 201 and Parking Space 202 and the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street Commons II of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Gregory L. Beard and wife, Keisha Gardner Beard by Quitclaim Deed from Keisha Gardner Clemmons of record in Instrument No. 20101217-0100281, said Register's Office and by Corrective Quitclaim Deed of record in Instrument No. 20130610-0058767, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 574, Book 6900, page 89 and Book 7049, page 201, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6928, page 645 and Book 7049, page 202, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 937 Russell Street Unit 11, Nashville, Tennessee 37206
(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 4 day of June, 2013.

Gregory L. Beard 6/4/2013
Gregory L. Beard

6/4/13
Keisha Gardner Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Beard and Keisha Gardner Beard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of June, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public