THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070750 DEEDWARR
Recvd: 08/16/13 09:27 2 pgs
Fees:13.00 Taxes:29.60

20130816-0086270

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Affiant

Sworn to and subscribed before me this 15th day of Aug., 2013.

NOTARY PUBLIC

PAUL A. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-3-15

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux.	Same	0811103700
2409 Lloyd Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Beckwith and wife, Rhonda Beckwith**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

> Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 305 in McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said southerly one-half of Lot No. 305 fronts 50 feet on the easterly side of 16th Avenue, North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Dennis Beckwith and wife, Rhonda Beckwith by deed from Willis White, of record in Instrument No. 20051005-0120015, Register's Office for Davidson County, Tennessee.

This is property known as 1604 16th Avenue, North, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 13th day of, August, 2013.

DENNIS BECKWITH **RHONDA BECKWITH**

State of California)
County of Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Dennis Beckwith and Rhonda Beckwith**, the Bargainer, 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 this 13th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 7-12-17

SARAH BARRON
COMM. # 2031618
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 12, 2017