BILL GARRETT, Davidson County
Trans:T20130074178 DEEDWARR
Recvd: 08/27/13 14:57 2 pgs
Fees:13.00 Taxes:619.75
20130827-0090491

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1342

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William Ritchey Newton, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Carla N. Beach, an unmarried woman and F. I. Nebhut, Jr., a married man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being all of Unit No. 42-W, on the plan of Royal Oaks Tower, Condominium Apartments, of record in Plat Book 4460, Page 189, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 4710, Page 901 as amended in Book 4798, Page 813, and Instrument Number 20070124000997l, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to William Ritchey Newton, a single person, by deed from Edward T. Steele and Carol G. Steele, dated June 30, 2004, of record as Instrument No. 20040702-0079262, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike #42W, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of August, 2013.

William Ritchey Newton

State of Tennessee )
County of Davidson )

On this 23rd day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Ritchey Newton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167,500.00.

Affiant

Sworn and subscribed before me on this the 23rd day of August, 2013.

Notary Public

My Commission Expires: 10-18-14

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

NEW OWNER:
Carla Beach
4505 Harding Pike #42W
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Synovus Mortgage Corp.
P.O. Box 2868
Columbus, GA 31902-2868

TAX MAP-PARCEL #:
116-3-A-49