THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14061060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $110,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2014.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20140056093 DEEDWARR
Recvd: 08/01/14 12:21 4 pgs
Fees:23.00 Taxes:407.00
20140801-0069021

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Josh Anderson 1605 Douglas Ave Nashville TN 37206	New Owner	Tax Parcel ID No. 083-02-0-178.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis E. Beckwith and Rhonda R. Beckwith, Husband and Wife and Guidestream Charitable Gift Fund, Spring Arbor, MI** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josh Anderson, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 51, E.T. BROWN'S SUBDIVISION OF LOTS 21-26, BROWNSVILLE ADDITION, as shown on plat of record in Plat Book 332, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Guidestream Charitable Gift Fund, Spring Arbor, MI, a 20% undivided interest by Quitclaim Deed from Dennis E. Beckwith and wife, Rhonda R. Beckwith recorded in Instrument No. 20140609-0050032, in the Registers Office of Davidson County, Tennessee. Being the same property convey to Dennis E. Beckwith and wife, Rhonda R. Beckwith Warranty Deed from Robert Potter and wife, Rachel Swann Potter, recorded on the 28th day of October, 2005 in Instrument No. 20051028-0130243, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.T. BROWN'S SUBDIVISION OF LOTS 21-26, BROWNSVILLE ADDITION, as recorded in Plat Book 332, Page(s) 91.

Easement recorded in Instrument No. 20120228-0017172.

This is improved property located at 1605 Douglas Ave Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2014.

Dennis E. Beckwith

Rhonda R. Beckwith

Guidestream Charitable Gift Fund:

BY: _____
Gene Keene, Chief Executive Officer

By: _____
Daniel A. Kurtz, Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis E. Beckwith and Rhonda R. Beckwith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of July, 2014.

Notary Public

My Commission Expires: _____

STATE OF Michigan)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gene Keene with whom I am personally acquainted, and who upon oath acknowledged himself to be the Chief Executive Officer of Guidestream Charitable Gift Fund, Spring Arbor, MI company, the within named bargainor, a Spring Arbor, MI company, and that he as such Chief Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Executive Officer.

Witness my hand, at office, this 15th day of July, 2014.

Sarah J. Granger

Notary Public
My Commission Expires: 11-13-2019

SARAH J. GRANGER NOTARY PUBLIC JACKSON COUNTY, MI

SARAH J GRANGER
Notary Public - Michigan
Jackson County
My Commission Expires Nov 13, 2019
Acting in the County of Jackson

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2014.

Dennis E. Beckwith

Rhonda R. Beckwith

Guidestream Charitable Gift Fund:

BY: _____
Gene Keene, Chief Executive Officer

By: _____
Daniel A. Kurtz, Treasurer

STATE OF ~~TENNESSEE~~ DB CALIFORNIA
COUNTY OF ~~DAVIDSON~~ DB LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis E. Beckwith and Rhonda R. Beckwith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of July, 2014.

Notary Public

My Commission Expires: OCT. 28, 2015

DANIEL G. BOYER
Commission # 1955840
Notary Public - California
Los Angeles County
My Comm. Expires Oct 28, 2015

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gene Keene with whom I am personally acquainted, and who upon oath acknowledged himself to be the Chief Executive Officer of Guidestream Charitable Gift Fund, Spring Arbor, MI company, the within named bargainor, a Spring Arbor, MI company, and that he as such Chief Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Executive Officer.

Witness my hand, at office, this _____ day of July, 2014.

_____
Notary Public
My Commission Expires: _____

STATE OF Michigan)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel A. Kurtz, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Treasurer of Guidestream Charitable Gift Fund, Spring Arbor, MI company, the within named bargainor, a Spring Arbor, MI company, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Treasurer.

Witness my hand, at office, this 15th day of July, 2014.

Sarah J. Granger

Notary Public
My Commission Expires: 11-13-2019

SARAH J GRANGER
Notary Public - Michigan
Jackson County
My Commission Expires Nov 13, 2019
Acting in the County of Jackson

