BILL GARRETT, Davidson County
Trans:T20140084924 DEEDWARR
Recvd: 11/10/14 14:30 2 pgs
Fees:13.00 Taxes:2567.80
20141110-0103732

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $694,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2014.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brenda O'Rourke Kevin O'Rourke	New Owner	
1425 Calvin Avenue		08305041000
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELSON ANDREW BECK AND CHRISTAL BECK, HUSBAND AND WIFE AND JAMIE DAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA O'ROURKE AND KEVIN O'ROURKE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 13 on the Plan of Webb & Johnson's Subdivision of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michelle L. Wilson, as Trustee of The Michelle L. Wilson Revocable Trust, Dated April 22, 2008 by deed from James B. Wilson, Jr. and wife, Michelle L. Wilson of record in Instrument No. 20080502-0045102 Register's Office for Davidson County, Tennessee, dated April 22, 2008 and recorded on May 2, 2008.

Being the same property conveyed to Nelson Andrew Beck, Christal Beck and Jamie Day by deed from Michelle L. Wilson, as Trustee of The Michelle L. Wilson Revocable Trust, Dated April 22, 2008 of record in Instrument No. 20140210-0011728 Register's Office for Davidson County, Tennessee, dated February 5, 2014 and recorded on February 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1425 Calvin Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2014.

Nelson Andrew Beck

Christal Beck by Nelson Andrew Beck ATTORNEY in fact

Christal Beck by Nelson Andrew Beck,
Attorney in Fact

Jamie Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck and Jamie Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2014, before me personally appeared Andrew Nelson Beck, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christal Beck, as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Christal Beck.

Witness my hand and seal this 7th day of November, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018