WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090993 DEEDWARR
Recvd: 12/04/14 15:27 2 pgs
Fees:13.00 Taxes:462.50
20141204-0111373

G-VRES-14-2020-B4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Sloan	new owner	
(NAME)	(NAME)	**105-10-0A-201.00-C O**
519 Brentlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VITA DENNIS AND CHRISTINE E. HASTINGS, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT SLOAN, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-4 of the Beechtree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Beechtree Condominiums, of record in Book 11174, Page 284, and amended in Book 11680, Page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Beechtree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and amended in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Vita Dennis and Christine E. Hastings, as tenants in common with rights of survivorship by deed from Rolando Davila of record in Instrument No. 20080703-0068701 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 03, 2008.

(Value of consideration shown in aforementioned deed $113,500.00.)

Being also known as 2020 Beech Avenue #B4 Nashville, TN 37204.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee.
- Charter of BeechTree Condominiums Homeowner's Association of record in Book 11174, Page 326, in the Register's Office for Davidson County, Tennessee.
- By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328 and Book 11163, page 16, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan of BeechTree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for BeechTree Condominiums record in Book 11680, page 193, Register's Office for Davidson County, Tennessee.
- Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20041230-0155036, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record as Instrument No. 20090930-0090862, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20080703-0068701 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Beech Avenue #B4 , Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF DECEMBER, 2014.

Vita Dennis

Christine E. Hastings by Vita Dennis, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VITA DENNIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vita Dennis, 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 CHRISTINE E. HASTINGS, and who acknowledged she executed the same as the free act and deed of the said CHRISTINE E. HASTINGS.

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212