BILL GARRETT, Davidson County
Trans:T20150000061 DEEDWARR
Recvd: 01/02/15 09:14 2 pgs
Fees:13.00 Taxes:814.00
20150102-0000081

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2014.

Notary Public

My commission expires: 04-19-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anne W. Robertson	**NEW OWNER**	**116-03-0A-049.00-CO**
4505 Harding Pike Unit 42W		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carla N. Beach and F.I. Nebhut, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne W. Robertson,

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 42-W, on the Horizontal Property Regime for Royal Oaks Towers, as recorded in the Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813 and Instrument No. 20070124-0009971, and Plan of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CARLA N. BEACH and F. I. NEBHUT, JR., by deed from WILLIAM RITCHEY NEWTON, of record in Instrument No. 20130827-0090491, dated August 23, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4505 Harding Pike Unit 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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 31st day of December, 2014.

Carla N. Beach by F.I. Nebhut Jr AIF
Carla N. Beach

F.I. Nebhut, Jr

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **F.I. Nebhut, Jr**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Carla N. Beach**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Carla N. Beach** the within named bargainor by the said **F.I. Nebhut, Jr**, as such Attorney-in-fact.

KRISTEN JACOBY STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and official seal at office in Brentwood, Tennessee on this the 31st day of December, 2014.

Notary Public

My Commission Expires: 09-19-2016

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **F.I. Nebhut, Jr**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **December, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY