WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael G. Teutsch	OWNER	071 12 0 177.00
(NAME)	(NAME)	
1513 Jones Avenue		
(ADDRESS)	(ADDRESS)	
Nashville 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katie J. Beecher, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael G. Teutsch**, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 55 feet of Lot No. 77 on the plan of Victory Heights, of record in Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts 55 on the east side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line measuring 55 feet.

Being the same property conveyed to Marika S. Schoenenberger and Karl A. Schoenenberger by Warranty Deed from James W. Coffelt dated July 31, 2009 and recorded August 6, 2009 in Instrument No. 20090806-0073930 in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Katie J. Beecher, a single woman by Warranty Deed from Marika S. Schoenberger and Karl A. Schoenberger dated May 9, 2014 and recorded May 13, 2014 in Instrument No. 20140513-0040763 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-150906

BILL GARRETT, Davidson County
Trans:T20150019764 DEEDWARR
Recvd: 03/18/15 13:20 2 pgs
Fees:13.00 Taxes:629.00
20150318-0023320

unimproved ☐
This is improved ☒ property, known as 1513 Jones Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 16th day of March, 2015.

Katie J. Beecher

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Katie J. Beecher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-150906