BILL GARRETT, Davidson County
Trans:T20150069778 DEEDWARR
Recvd: 08/19/15 09:37 2 pgs
Fees:13.00 Taxes:1109.63
20150819-0083405

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $299,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this the 17th day of August, 2015.<br><br>Notary Public<br><br>My commission expires: 10/18/16 |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| Joseph Legge<br>Maria Boero-Legge | F+M Bank | 07116027100 |
| 1209B North 8th Street | 50 Franklin Street | |
| Nashville, TN 37207 | Clarksville, TN 37040 | |

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 CHRYSTAL 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 **JOSEPH LEGGE AND MARIA BOERO-LEGGE, HUSBAND AND WIFE**, 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. 333 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Stephen R. Guy and wife, Rita D. Guy by Warranty deed from Albert B. Morrison of record in Instrument No. 20010319-0026100 Register's Office for Davidson County, Tennessee, dated March 16, 2001 and recorded on March 19, 2001.

Being a portion of the same property conveyed to Spartan Land and Investments, GP, a Tennessee general partnership by Warranty deed from Stephen R. Guy and Rita d. Guy, husband and wife, of record in Instrument No. 20150121-0005977 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 21, 2015.

Being a portion of the same property conveyed to Nelson Andrew Beck and Chrystal Beck, husband and wife, and Jamie Day, unmarried by Warranty deed from Spartan Land and Investments, GP, a Tennessee general partnership of record in Instrument No. 20150129-0008614 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

Being the same property conveyed to Nelson Andrew Beck, Chrystal Beck, and Jamie Day, by Quitclaim deed from Nelson Andrew Beck, Chrystal Beck, and Jamie Day, of record in Instrument No. 20150129-0008616 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

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 1209B North 8th Street, 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 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 17th day of August, 2015.

**Nelson Andrew Beck**

**Chrystal Beck**

**Jamie Day by Nelson Andrew Beck, Attorney in Fact**
**Attorney in Fact**

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 Chrystal Beck, 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 17th day of August, 2015.

Notary Public

My Commission Expires: 7-2-2018

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2015, before me personally appeared Nelson Andrew 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 Jamie Day as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jamie Day.

Witness my hand and seal this 17th day of August, 2015.

Notary Public

My Commission Expires: 7-2-2018

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