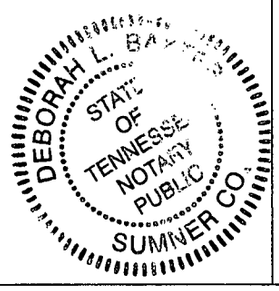
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150083624 DEEDWARR
Recvd: 10/01/15 12:43 2 pgs
Fees: 13.00 Taxes: 898.73
20151001-0099916



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Danny Berrier and Teresa Berrier	Danny Berrier and Teresa Berrier	72-12-11
(NAME)	(NAME)	
1719 A Hanover Road	1719 A Hanover Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151714

For and 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, **I, JOSEPH B. BEECH, MARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DANNY BERRIER AND TERESA BERRIER, HUSBAND AND WIFE**, 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. :

Land in Davidson County, Tennessee, being Lot No. 73 and the West one-half of Lot No. 74 on the Plan of The Waters Place, as of record in Plat Book 332, page 136, Register's Office for Davidson County.

Said Lots front together 75 feet on the North side of Hanover Avenue and runs back 142.2 feet on the Easterly line and 148.9 feet on the Westerly line to a line in the rear on which it measures 75.3 feet thereon.

Being the same property conveyed to Joseph B. Beech, married by deed from Michele J. Burks, dated May 9, 2013, of record in Instrument No. 20130513-0048170, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1719 A Hanover Road, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of September, 2015

Joseph B. Beech

Poo N. Beech

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Hamilton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph B. Beech and Poo N. Beech, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2015.

Notary Public
My Commission Expires: 4/8/18

