BILL GARRETT, Davidson County
Trans:T20150093378 DEEDWARR
Recvd: 11/02/15 15:48 2 pgs
Fees:13.00 Taxes:2349.50
20151102-0111582

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $635,000.00. Affiant Subscribed and sworn to before me, this the 28th day of October, 2015. Notary Public My commission expires: 7-3-17

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:
The Elisabeth A. Beckwitt 2003 Trust		
1518 Shelby Avenue	New Owner	083-13-0-510.00
Nashville, TN 37206-3036		

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, **DANA D. LOVE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ELISABETH A. BECKWITT 2003 TRUST**, 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. 10 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 the same property conveyed to Terry R. Slater, Trustee by Quitclaim Deed from Susan Mason, unmarried of record in Instrument No. 20121228-0119661, Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on November 28, 2012 and within the same deed the said Terry R. Slater, Trustee conveyed his interest in the subject property to Susan Mason and Kathy Sawyers, both unmarried, as tenants in common with rights of survivorship.

Being the same property conveyed to Dana D. Love, an unmarried woman by Warranty deed from Susan Mason, unmarried and Kathy Sawyers, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20141118-0106404 Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 18, 2014.

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 1518 Shelby Avenue, Nashville, TN 37206-3036.

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 30th day of October, 2015.

Dana D. Love

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana D. Love, 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 28th day of October, 2015.

Notary Public

My Commission Expires:
6/18/18

NOTARY PUBLIC STATE OF TEXAS
BETSY ELLISON TRIPLIN
My Commission Expires
June 18, 2018