BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150094336 DEEDWARR
Recvd: 11/05/15 10:08 2 pgs
Fees:13.00 Taxes:777.00
20151105-0112683

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**106-13-0-142.00**
(NAME) **P. O. BOX 40124**	(NAME)	**106-13-0-143.00**
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GEORGE W. BEARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:106-13-0-143.00

Land in Davidson County, Tennessee, being Lot No. 60 as shown on the map entitled Sadler Place of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE W. BEARD by deed from JIM WHALEY, TRUSTEE, of record in Book 4910, Page 390, dated May 7, 1975 said Register's Office.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 332, Page 31 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Tract 2: 106-13-0-142.00

Land in Davidson County, Tennessee, being Lot No. 61 as shown on the map entitled Sadler Place of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to GEORGE W. BEARD and wife, VICKI B. BEARD, by deed from BETTY-JOE MORRELL BURKE AND ANGELIA MORRELL SOLOMON AND JEANNENE MORRELL MACKIE, of record in Book 10269, Page 939, dated November 22, 1996, said Register's Office. Vicki B. Beard having since died on or about September 12, 2014, leaving George W. Beard as the surviving tenant by the entirety.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 332, Page 31 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **2127 SADLER PLACE, NASHVILLE, TN 37210**
2129 SADLER PLACE, NASHVILLE, TN 37210
(House Number) (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 we do covenant with the said GRANTEES that 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 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 my hand this 4th day of November, 2015.

George W. Beard

GEORGE W. BEARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **GEORGE W. BEARD,** the bargainor, 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 and official seal at office this 4th day of November,2015.

Lee A. Cohen

Notary Public

My commission expires: **November 5, 2018**

