NEW OWNER:
MONICA BREEDLOVE
3199 LaGrange Dr
Nashville TN 37218

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1325

Map & Parcel
080-12-059.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150099865 DEEDWARR
Recvd: 11/24/15 10:51 3 pgs
Fees:18.00 Taxes:199.05
20151124-0119018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Three Thousand Seven Hundred Ninety-Seven and 94/100 Dollars ($53,797.94)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM BECK, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MONICA BREEDLOVE**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 204 on the Plan of Section IV, Bordeaux Hills, as shown on the plat of the same of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows:

BEGINNING at a point in the Southwesterly margin of LaGrange Drive, at the corner of Lots 203 and 204; thence with the line between said Lots, Southwesterly 125 feet to a point; thence Northwesterly 75 feet to a point in the Southeasterly margin of Snell Boulevard; thence with the margin of the same, Northeasterly 100 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the Southwesterly margin of LaGrange Drive; thence with the margin of the same, Southeasterly 50 feet to the point of beginning.

Being the same property conveyed to WILLIAM BECK and wife, MARY E. BECK by Warranty Deed from Bobby R. George and wife, Betty J. George, dated October 25, 1972, and of record in Book 4650, Page 223, Register's Office for DAVIDSON County, Tennessee. William Beck and Mary E. Beck remained married, without intervening divorce or legal

separation from the time of acquisition of the property herein until the death of Mary E. Beck; therefore, William Beck is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **3199 LAGRANGE DRIVE, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 49, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 12th day of November, 2015.

William C Beck
WILLIAM BECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM BECK**, 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 13th day of November, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$53,797.94.**

Shannon Miller
AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2015.

April G. Nichols
NOTARY PUBLIC

My commission expires: 6-30-19

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY