PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

NEW OWNER:

Douglas S. Beach
Vivian G. Beach
152 Dellway Drive
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0176

Map 060, Group 16-0, Parcel 172.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160027016 DEEDWARR
Recvd: 04/04/16 13:25 2 pgs
Fees:13.00 Taxes:1128.50
20160404-0031794

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Five Thousand and 00/100 Dollars ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **DOUGLAS S. BEACH AND VIVIAN G. BEACH, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 235 on the Plan of Joywood Heights, Section II, as of record in Plat Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to TBC Development, LLC, by Warranty Deed from Capital Journey, LLC, dated March 13, 2015, and of record Instrument No. 20150317-0022678, Register's Office for Davidson County, Tennessee. Also see Trustee's Deed of record in Instrument No. 20150310-0020322, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 152 Dellway Drive, Nashville, Tennessee 37207.

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

GRANTOR covenants with said Grantees 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **April, 2016**.

TBC DEVELOPMENT, LLC

By: _____

MATT KING, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MATT KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is an Authorized Agent of TBC DEVELOPMENT, LLC, the within named bargainor, and as such Authorized Agent, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of **April, 2016**.

_____

NOTARY PUBLIC

JESSICA N. BROOKS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00

_____

AFFIANT

Sworn to and subscribed to before me this 1 day of **April, 2016**.

_____

NOTARY PUBLIC

My commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN