BILL GARRETT, Davidson County
Trans:T20160050461 DEEDWARR
Recvd: 06/14/16 15:03 2 pgs
Fees:13.00 Taxes:939.80
20160614-0060315

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 254,000.00

Meredith Mabry
Affiant

Subscribed and sworn to before me, this 9th day of June, 2016.

Notary Public

My commission expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nelson Andrew Beck and Christal Beck** | **NEW OWNERS** | **07216017500** |
| **PO Box 964** | | |
| **Lawrenceburg, TN 38464** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Phillip Wayne Reid, Jr. a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nelson Andrew Beck and Christal Beck, 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 all of Lot No. 69 on the Plan of Part Two, Porter Heights, as shown on plan of record filed in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip Wayne Reid, Jr. an unmarried man, from Sandra F. Holman and Tammy D. Hargett and Toy B. Trapp, Jr., all the heirs-at law of Pauline D. Baskette, deceased, from Warranty Deed dated January 31, 2012 of record in Instrument No. 20120202-0009605, Register's Office for Davidson County, Tennessee.

***Tiffany Reid joins in conveyance for the purpose of conveying all her rights and interest, marital or otherwise.****

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 1509 Preston Drive, Nashville, TN 37206.

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 in 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/our hand(s) ~~this~~ 9th day of June, 2016.

Phillip Wayne ~~Reid~~, Jr.

Tiffany Reid

Tiffany Reid

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Phillip Wayne Reid, Jr. and Tiffany Reid, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016.

Stacey Denson Palmer

Notary Public

My Commission Expires

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018