Return to:
Ashworth Law Firm, PLLC
2372nd Ave South
Franklin TN 37064

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160062567 DEEDWARR
Recvd: 07/20/16 15:25 2 pgs
Fees: 13.00 Taxes: 1113.70
20160720-0074914

ADDRESS NEW OWNER:
Paulette Licitra et al
7709 Book Glen Way
Nashville, Tennessee 37221

SEND TAX BILL TO:
Capstar Bank dba Farmington Mtg
2002 Richard Jones Rd. Ste 300A
Nashville, TN 37215

MORTGAGEE:

Map/Parcel

#156010D00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathaniel Beaver, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Paulette Licitra, an unmarried woman, and Duane S. Glesemann, an unmarried man, as tenants in common with right of survivorship**, 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 **Lot No. 1** on the **Plan of Brook Glen,** as shown by plat and survey of record in Plat Book 9700, page 128, as amended in Book 11189, page 462, both of the Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathaniel Beaver and spouse, Amber Beaver by Warranty Deed dated July 21, 2006, from Christopher D. Anderson and spouse, Theresa M. Anderson of record in Instrument #20060728-0091640, Register's Office for Davidson County, Tennessee. The said Nathaniel Beaver and Amber Beaver later divorced and Amber Beaver later conveyed her interest in the above property to Nathaniel Beaver by Quitclaim Deed dated August 3, 2007, of record in Instrument #20070809-0095350, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **7709 ~~Book~~ Glen Way, Nashville, Tennessee 37221.**

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 18th day of **July, 2016.**

Nathaniel Beaver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nathaniel Beaver, ~~unmarried~~,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2016.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $301,000.00.

AFFIANT

Subscribed and sworn to before me on this 18 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-19

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON