BILL GARRETT, Davidson County
Trans: T20160063956 DEEDWARR
Recvd: 07/25/16 15:43 2 pgs
Fees: 13.00 Taxes: 795.50
20160725-0076540

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of July, 2016, by and between Herman L Black and Phaedra Black, husband and wife, party of the first part, and _____ NELSON ANDREW BECK, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 20 FEET OF LOT NO. 111 AND THE EASTERLY 40 FEET OF LOT 112 ON THE PLAN OF IRVINGTON, OF RECORD IN BOOK 843, PAGE 60, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being all or part of the same property conveyed to Phaedra Black and Herman L. Black by virtue of that certain Warranty Deed dated March 24, 2000, at Instrument No. 20000331-0032283 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 843, Page 60 in said Register's Office, Tennessee; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Herman L Black

Phaedra Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Herman L Black and Phaedra Black, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Nelson Andrew Beck
408 WEAKLEY CREEK
LAWRENCEBURG, TN 38464

Tax Parcel No 07209034800

Property Address: 913 Cahal Ave
Nashville, TN 37206

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $215,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Patrick L Smith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of July, 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