This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161639TN

BILL GARRETT, Davidson County
Trans:T20160075667 DEEDWARR
Recvd: 08/30/16 11:44 3 pgs
Fees:18.00 Taxes:739.63
20160830-0090707

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Graham Shelton Bechler	new owner	
3225 Kinross Ave.		**133-2-147**
Nashville, TN 37211		

WARRANTY DEED

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 acknowledged, **Deborah S. Shephard nka Deborah S. Baker**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Graham Shelton Bechler and Cori Bechler,** husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Granteesfor payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Deborah S. Shephard nka Deborah S. Baker** does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Deborah S. Shephard nka Deborah S. Baker** further covenants and binds her 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.

This is property is known as: **3225 Kinross Ave., Nashville, TN 37211**.

Executed on this 23rd day of August, 2016.

Deborah S. Shephard nka Deborah S. Baker

Deborah S. Shephard nka
Deborah S. Baker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Deborah S. Shephard nka Deborah S. Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of August, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of August, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A- Legal Description

LAND IN Davidson County, Tennessee being Lot No. 7 on the plat of Airdrie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 50 feet on the northerly side of Mill Creek Valley Road and runs back between parallel lines with the west margin of Kinross Avenue 169 feet to an alley. Said alley has been closed by instrument of record in Book 3099, Page 21, said Register's Office.

INCLUDED in the above description, but express excluded therefrom is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from T.R. Polly and wife, Sally Payne Polly, of record in Book 4347, Page 569, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 7 on the Plat of Airdrie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee.

BEGINNING at a point where the present northerly margin of Antioch Pike intersects the present westerly margin of Kinross Avenue; thence northwardly 20.13 feet along the present west margin of Kinross Avenue to the beginning of a curve that has a 25 foot radius; thence southwesterly 23.78 feet along said curve on the new relocated northerly margin of Antioch Pike to a point on the present North margin of Antioch Pike; thence north 89 deg. 10' east 10.58 feet along the present north margin of Antioch Pike to the point of beginning and containing 106 square feet.

BEING the same property conveyed Steven S. Vantrease by deed from Jason Jordan and wife, Michelle Jordan of record in Book 10487, Page 571, Register's Office for Davidson County, Tennessee. The said Steven S. Vantrease having since married Lende Ann Vantrease. The said parties having since been divorced by Final Decree of Divorce on the 8th day of August, 2000, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 99D-1153, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

Being further conveyed to Lende Ann Vantrease from Steven S. Vantrease by Quit Claim Deed dated 08/08/2000, filed for record on 12/28/2000 in Instrument No. 20001228-126650, Register's Office for Davidson County, Tennessee.

Being further conveyed to Federal National Mortgage Association from Robert M. Wilson, Jr., as Successor Trustee by Trustee's Deed dated 04/07/2004, filed for record on 04/19/2004 in Instrument No. 20040419-0044180, Register's Office for Davidson County, Tennessee.

Being further conveyed to Deborah S. Shephard, unmarried from Federal National Mortgage Association aka Fannie Mae by Special Warranty Deed dated 08/19/2004, filed for record on 08/27/2004 in Instrument No. 20040827-0103915, Register's Office for Davidson County, Tennessee.