THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160077138 DEEDWARR
Recvd: 09/02/16 10:10 2 pgs
Fees:13.00 Taxes:555.00
20160902-0092474

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Chambers Beasley 1200 Katie Avenue Nashville, TN 37207	Same as New Owner	071-14-0-010.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JANICE ELIZONDO, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ANDREW CHAMBERS BEASLEY, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 13, on the Plan of W.G. Bush Tract, as shown on plat of record in Plat Book 421, page 24, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more· particular description.

Being the same property conveyed to Douglas Grimes, unmarried by deed from Sunny Owunnah and wife, Mary Owunnah of record in Book 8330, page 241, filed on 03-15-91, and further conveyed to Douglas Grimes and wife Janice Grimes by Quit Claim Deed from Douglas Grimes of record in Instrument No. 20061120-0143526, filed on 11-20-06, and re-recorded adding the date at Instrument No. 20061128-0146551, filed on 11-28-06, and being the same property refrenced in the Final Decree of Divorce by and between Douglas Edward Grimes and Janice Renance Grimes under Docket No. 14D993 filed in the Circuit Court Clerks Office for Davidson County, Tennessee, November 3, 2015, establishing a tenancy in common with right of survivorship in those parties, Douglas Grimes having died on or about the 3rd day of April, 2016, and Janice Grimes owning the property by right of survivorship pusuant to the Decree of Divorce, a certified copy of which is of record at Instrument No. 20160902-0092473, Register's Office for Davidson County, Tennessee, and further conveyed to Janice Elizondo by Quit Claim Deed from Janice Grimes of record in Instrument No. 20160620-0062548, filed on 06-20-16, said Register's Office.

This is improved property known as **1200 Katie Avenue, Nashville, Tennessee 37207** .

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, forever. GRANTOR covenants with said GRANTEE 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, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **31st** day of **August, 2016**:

Janice E. Elizondo

Janice Elizondo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JANICE ELIZONDO**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2016.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON