WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079584 DEEDWARR
Recvd: 09/12/16 10:40 2 pgs
Fees:13.00 Taxes:832.50
20160912-0095470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell H. Beaty	SAME	
(NAME)	(NAME)	
145 Ashland Point		Map 42-15
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		Parcel 37
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CARL DOUGLAS PRENTICE AND PATRICIA MEDLEY PRENTICE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL H. BEATY, MARRIED,** HEREINAFTER CALLED THE GRANTEE, 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 Lots Nos. 32, 33, 34, and 35, inclusive of Block "B", on the Map of Marthonna not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Wafford, Surveyor, as follows:

Said Lots 32, 33, 32, and 35, front 100 feet on the east line of Marthonna Road West and run back between parallel lines 420 feet to a dead line and being 100 feet thereon. The northwest corner of said Lots is 375 feet southwardly from the south line of Old Hickory Boulevard as measured along the easterly line of Marthonna Road West.

Being the same property conveyed to Carl Douglas Prentice and Patricia Medley Prentice, husband and wife by deed from John Nichols and wife, Elizabeth B. Nichols, of record in Book 3401, Page 27, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes and all easements and restrictions of record.

This is improved x property, known as 111 W. Marthona Road, Madison, Tennessee 37115
unimproved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 9th day of September, 2016

Carl Douglas Prentice

CARL DOUGLAS PRENTICE

Patricia Medley Prentice

PATRICIA MEDLEY PRENTICE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Douglas Prentice and Patricia Medley Prentice, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019