BILL GARRETT, Davidson County
Trans:T20160087574 DEEDWARR
Recvd: 10/05/16 10:21 2 pgs
Fees:13.00 Taxes:869.69
20161005-0105066

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $235,050.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016.

Notary Public

My commission expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David R. Williams and Pam L. Williams	David R. Williams and Pam L. Williams	161-06-0A-132.00-CO
1410 Beech Grove Way	1410 Beech Grove Way	
Nashville, TN 37211-6599	Nashville, TN 37211-6599	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carma Le Beagle-Bandstra, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David R. Williams and Pam L. Williams

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 132 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carma Le Beagle-Bandstra, a married woman by Warranty deed from Katrina Miller, an unmarried woman of record in Instrument No. 20140327-0025406 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 27, 2014. (Value of consideration shown in aforementioned deed $184,500.00.)

Being the same property conveyed to Carma Le Beagle-Bandstra, a single woman by Quitclaim deed from Peter D. Bandstra, Jr. of record in Instrument No. 20150417-0034182 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on April 17, 2015. (Value of

This is ☒ improved ☐ unimproved property known as **1410 Beech Grove Way, Nashville, TN 37211-6599.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of September, 2016.

Carma Le Beagle-Bandstra

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carma Le Beagle-Bandstra, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of September, 2016.

Notary Public
My Commission Expires: 4.24.19

GREGORY P. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616266