BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088916 DEEDWARR
Recvd: 10/10/16 09:03 2 pgs
Fees:13.00 Taxes:1928.63
20161010-0106684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,250.00

Deana M Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/19
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
William L. Beard, Jr. and Deana M. Beard	Suntrust Mortgage	
(NAME)	(NAME)	
4516 B Granny White Pike	1001 Semmes Ave., RVN 5093	131-120-W/002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond, VA 23224	
(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, **AUBREY B. HARWELL, JR., TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM L. BEARD, JR. AND DEANA M. BEARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 Unit B of 4516 Granny White Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4516 Granny White Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150911-0092458, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4516 Granny White Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150911-0092458, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Warranty Deed from Betty J. Clark, unmarried to Aubrey B. Harwell, Jr., Trustee, as recorded on the 26th day of February, 2015 in Instrument No. 20150226-0016552 and being a portion of Quitclaim Deed from Norman Gene Clark to Betty J. Clark, as recorded on the 26th day of June, 1990 in Deed Book 8138, Page 876, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 3106, Page(s) 102 and Instrument No. 20150911-0092458, said Register's Office; Restrictive Covenants of record in Instrument No. 20150911-0092458 said Register's Office; and Bylaws recorded in Instrument No. 20150911-0092458, said Register's Office.

unimproved
This is improved x property, known as 4516 B Granny White Pike, Nashville, TN 37204
(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.

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

Witness my hand this 6th day of October, 2016

BY: Aubrey B. Harwell, Jr. Trustee by Stephen C. Sexton, Atty in Fact

AUBREY B. HARWELL, JR., TRUSTEE, BY: STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of September, 2016, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 2016.

Commission expires:

Notary Public

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