BILL GARRETT, Davidson County
Trans:T20160090238 DEEDWARR
Recvd: 10/13/16 09:28 2 pgs
Fees:13.00 Taxes:3015.50
20161013-0108182

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1826

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of October, 2016

Notary Public
Commission Expires: _____

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 9, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Toenail Trust 3302 Nevada Ave Nashville, TN 37209	3310 West End Ave #400 Nashville, TN 37203	092-13-0-362.00

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, I/WE,

Michael Beauchamp and Dennis Beauchamp, tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Toenail Trust

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 Lot No. 97 and the Easterly 15 feet of Lot No. 98, as shown on the map of Hortense Place, of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee.

Said Lot 97 and part of Lot 98 front together 64 ½ feet on the northerly side of Nevada Avenue and run back between lines 150 feet to an alley measuring 65 feet thereon.

BEING the same property conveyed to Michael Beauchamp, a single man, and Dennis Beauchamp, a single man, tenants in common with right of survivorship, by Warranty Deed from Troy D. Heithcock and wife, Margaret F. Heithcock, dated 7/26/13 and recorded 7/30/13 in Instrument No. 20130730-0079200, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3302 Nevada Ave, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of October, 2016.

Michael Beauchamp

Amanda Wehner Beauchamp

Dennis Beauchamp by Michael Beauchamp, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Beauchamp and Amanda Wehner Beauchamp** 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.

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

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 6th day of September, 2016, before me personally appeared Michael Beauchamp to me known to be the person who executed the foregoing instrument on behalf of Dennis Beauchamp, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Dennis Beauchamp.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of September, 2016

Notary Public

Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY