This Instrument Prepared By:
G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Alan Beaty
6500 Buttercup Drive
Nashville, TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

BILL GARRETT, Davidson County
Trans:T20160103835 DEEDWARR
Recvd: 11/23/16 13:20 3 pgs
Fees:18.00 Taxes:751.10
20161123-0123881

MAP	**142-05**
GROUP	**D**
PARCEL	**062.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Hix Hooten, Successor Trustee under the Irrevocable Trust Agreement for the Kyle Wesley Hooten 2000 Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Alan Beaty and wife, Denise Beaty, as to an undivided 50% interest, as tenants by the entirety (the "Entirety Interest"), and Rita Ann Holiman, married, as to an undivided 50% interest (the "Individual Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **973 Todd Preis Drive, Nashville, Tennessee 37221.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same

bind itself, its successors 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.

WITNESS my hand this the 31st day of **October, 2016.**

Elizabeth Hix Hooten

Elizabeth Hix Hooten, Successor Trustee of the Irrevocable Trust Agreement for the Kyle Wesley Hooten 2000 Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Elizabeth Hix Hooten** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Successor Trustee** of **The Irrovable Trust Agreement for the Kyle Wesley Hooten 2000 Trust**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2016.

G. Philip Anderson
NOTARY PUBLIC

My Commission Expires: 3.3.2020

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $203,000.00.

Elizabeth H. Hooten
AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 3.3.2020

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #16-9119

Exhibit "A"

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. K-403, together with the carport designated No. K-403-C, in River Plantation, Phase One, Section Four, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-006276, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation, Phase One, Section Four, Condominium Apartments, of record in Book 4860, Pages 17, 18 and 19 and as amended in Book 4860, Pages 107, 108 and 109, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Tom Price and his successors in trust as Trustees under the Irrevocable Trust Agreement for the Kyle Wesley Hooten 2000 Trust by Warranty Deed dated July 1, 2009, of record in Instrument No. 20090706-0062287, Register's Office, Davidson County,