Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160104498 DEEDWARR
Recvd: 11/28/16 15:13 2 pgs
Fees:13.00 Taxes:562.40
20161128-0124655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Deedra D. Walker
Affiant

Subscribed and sworn to before me this 15th day of November, 2016.

Notary Public
My Commission Expires: 03/03/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0667

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott Hanchar	Scott Hanchar	
2419 Harbor Blvd. #27	2419 Harbor Blvd. #27	119-14-0-118.00
Ventura, CA 93001	Ventura, Ca 93001	

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, we

Carolyn Faye Cook, Executor of the Estate of
Otha Mae Beechman, deceased,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Scott Hanchar,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Tuggle Heights, as of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot. No. 59 fronts 61 feet on the westerly side of Wingate Avenue and runs back between lines, 204.6 feet on the north line and 209.35 feet on the south line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Herschel Beecham and wife, Otha Mae Beecham by Warranty Deed from Marie H. Dorsey and husband, J. Glenn Dorsey, dated October 6, 1978, of record in Book 5349, Page 854, Register's Office for Davidson County, Tennessee. Herschel Beecham having since died on March 9, 2006, leaving Otha Mae Beecham as the surviving tenant by the entirety. Otha Mae Beecham having since died on April 13, 2016, testate, with her estate being probated in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 16P-1299. Decedent's will having designated Carolyn Faye Cook, Lenard Ray Beecham, Gary Michael Beecham, Jeffrey Wayne Adams and Steven Shane Beecham as devisees thereunder, and requiring that any real estate be considered part of the estate and under the sole control of the named Executor, Carolyn Faye Cook.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2915 Wingate, Nashville, TN 37211-2523.**

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.

Witness our hands this 15th day of November, 2016.

Carolyn Faye Cook

Carolyn Faye Cook, Executor of the Estate
Of Otha Mae Beecham, deceased

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 **Carolyn Faye Cook, Executor of the Estate of Otha Mae Beechman**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that acknowledged that he/she/they executed the foregoing instrument in her capacity as the duly appointed Executor for this Estate and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2016.



Kimbra Spann

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19