WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109284 DEEDWARR
Recvd: 12/13/16 10:14 2 pgs
Fees:13.00 Taxes:895.40
20161213-0130463

B-RF-16-8074-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES 6-18-18 (AFFIX SEAL)

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas M. Beck and Amanda Beck	**F&M Bank**	
(NAME)	(NAME)	**128-14-0-123.00**
8074 Regency Drive	10 Cadillac Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1844	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET LOUISE MCNABB, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS M. BECK AND AMANDA BECK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Section Three, Harpeth Park of record in Plat Book 4175, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 76 fronts 90 feet on the Easterly side of Regency Drive and runs back Easterly between lines 123.30 feet on its Southerly line and 111.5 feet on its Northerly line to a line in the rear, which is a broken line, on which it measures 190.70 feet.

Being the same property conveyed to Margaret Louise McNabb by Warranty deed from Sidney D. Tureff and wife, Sandra D. Tureff of record in Book 8359, page 91, Register's Office for Davidson County, Tennessee, dated May 22, 1991 and recorded on May 24, 1991.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4232, Page 417, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8074 Regency Drive , Nashville, Tennessee 37221-1844**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF DECEMBER, 2016.

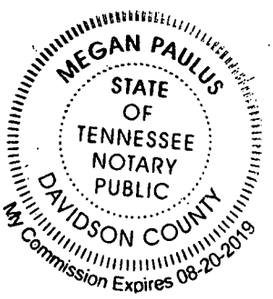
Margaret Louise McNabb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET LOUISE MCNABB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212