This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of January, 2017, by and between Yolanda McGee, a married woman, party of the first part, and Kristen G Gottas-Beahm and ~~Fredrich~~ Frederich S Beahm, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Land in Davidson County, Tennessee, being Lot No. 5A75 on the Plan of Glengarry Park, Section Five, of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Yolanda McGee by virtue of that certain Quit Claim Deed dated September 1, 2016, and being of record at Instrument No. 20160902-0092539 in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to John N. Henderson by virtue of Warranty Deed dated March 12, 2003 at Instrument No. 20030410-0047936 in the amount of $143,900.00 in the said Register's Office.

Seller warrants that this property is not her primary residence and that said property has been used for investment purposes only.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; Subject to all matters shown on the Plan of record in Plat Book 3300, Page 58, Register's Office for Davidson County, Tennessee; Sewer Easements of record in Book 3466, Page 498, in the Register's Office for Davidson County, Tennessee; Restrictions of record in Book 3377, Page 568; Book 3186, page 148 and Book 2796, page 604, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 3466, Page 498, in the Register's Office for Davidson County, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20170001528 DEEDWARR
Recvd: 01/06/17 11:03 3 pgs
Fees:18.00 Taxes:998.63
20170106-0001763

WITNESS the signature of the party of the first part the day and year first above written.

Yolanda McGee by Page Turner as her attorney in fact

Yolanda McGee by Page Turner as her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Page Turner, to me known to be the person who executed the foregoing instrument in behalf of Yolanda McGee, and who acknowledged that she executed the same as the free act and deed of Yolanda McGee.
WITNESS my hand and official seal at office this 3rd day of January, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

Page Turner, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Yolanda McGee, the principal.

This 3rd day of January, 2017.

Page Turner

Sworn to and subscribed before me by Page Turner this 3rd day of January, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires _____

Property Owner & Address:	KRISTEN G GOTTAS-BEAHM AND FREDERICH S. BEAHM 322 BOWWOOD DRIVE NASHVILLE, TN 37217
Tax Parcel No	12009011800
Property Address:	1404 Winthorne Dr. Nashville, TN 37217
MAIL TAX BILLS TO:	KRISTEN G GOTTAS-BEAHM AND FREDERICH S. BEAHM 322 BOWWOOD DRIVE NASHVILLE, TN 37217

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $269,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of January, 2017.

Notary Public

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020