WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007700 DEEDWARR
Recvd: 01/26/17 13:09 2 pgs
Fees:13.00 Taxes:4292.00
20170126-0008664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00

KGN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Andrews Nord and Angela L. Nord	New Owner	
(NAME)	(NAME)	
1317 Beddington Park		159-02-0 067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DERRICK J. BEECH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES ANDREWS NORD AND ANGELA L. NORD, HUSBAND AND WIFE,** 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. 76 on the Plan of Hound's Run, of record in Plat Book 6900, Pages 167-171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bettina M. Beech and Derrick J. Beech, wife and husband, by Warranty Deed from Randall E. Williams and wife, Alanna L. Williams, dated July 5, 2006, of record in Instrument No. 20060712-0084095, said Register's Office. Bettina M. Beech conveyed her interest in said property to Derrick J. Beech, a single person, by Quitclaim Deed of record in Instrument No. 20090729-0070755, said Register's Office.

This conveyance is subject to 2017 real property taxes; All matters shown on the Plan of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in Book 7079, Page 995, as amended in Book 7080, Page 8, Book 7238, Page 736, Book 7826, Page 995, Book 11719, Page 845, Instrument No. 20041025-0127904 and Instrument No. 20060206-0014746, Register's Office for Davidson County, Tennessee; Charter of Hounds Run Homeowner's Association, Inc. of record in Book 7253, Page 992 and Book 7762, Page 368, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7430, Page 183, Book 7474, Page 695 and Book 8119, Page(s) 535 and 538, in the Register's Office for Davidson County, Tennessee; and Subject to rights of others in and to the common areas and/or elements.

unimproved
This is improved x property, known as 1317 Beddington Park, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of January, 2017

Derrick J Beech by [signature] attorney in fact

DERRICK J. BEECH

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of January, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Derrick J. Beech and acknowledged that he executed the same as the free act and deed of Derrick J. Beech.

Witness my hand and official seal at Nashville, Tennessee this 24 day of January, 2017.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

[signature]

Notary Public