Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty M. Brown, and Nancy B. Sparrow, a survivorship estate** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert S. Beech, and Tami A. Boschee, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. G-15 of The Villager Condominiums, as of record in Book 5200, Page 154 and Revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty M. Brown and Nancy B. Sparrow, a survivorship estate, by Warranty Deed from Richard A. Vargo dated September 24, 1996 of record in Book 10217, Page 955, Register's Office, Davidson County, Tennessee.

The subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2601 Hillsboro Pike #G-15, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of February, 2017.

Betty M. Brown

Nancy B. Sparrow

BILL GARRETT, Davidson County
Trans:T20170018098 DEEDWARR
Recvd: 03/02/17 11:00 2 pgs
Fees:13.00 Taxes:444.00
20170302-0020695

State of Tennessee)
County of Davidson)

On this 28th day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Betty M. Brown and Nancy B. Sparrow, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of February, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert S. Beech 1833 S. Horne Street Oceanside, CA 92054	OWNER	117-030-B-110.00CO