WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170052031 DEEDWARR
Recvd: 06/19/17 10:56 2 pgs
Fees: 13.00 Taxes: 666.00

20170619-0061146

State of ~~Tennessee~~ Texas
County of ~~Williamson~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Dottie Mae Beckloff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017

Dawn E. Fowler
Notary Public

MY COMMISSION EXPIRES: 08-20-2020

(AFFIX SEAL)

DAWN E. FOWLER
Notary Public, State of Texas
Comm. Expires 08-20-2020
Notary ID 3458467

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Wheeler	Donna Wheeler	13614006500
(NAME)	(NAME)	
625 Lake Terrace Dr.	625 Lake Terrace Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dottie Mae Beckloff,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donna Wheeler ,an unmarried woman,** 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:

Being Lot No. 143 on the Plan of Castlegate, Section 1, as of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Beckloff and wife, Dottie Mae Beckloff, by deed of record in Book 9139 , Page 862 , Register's Office for County, Tennessee. *

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

unimproved ☐

This is improved ☑ property, known as 625 Lake Terrace Dr., Nashville, TN 37217
(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/our hands this 12th day of June, 2017.

*The said John W. Beckloff having since died vesting property to his sole surviving spouse: Dottie Mae Beckloff.

Dottie Mae Beckloff

Dottie Mae Beckloff

State of Texas
County of Dallas

Personally appeared before me Dottie Mae Beckloff, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2017.

Dawn E. Fowler

Notary Public
My Commission Expires: 08-20-2020

File No.. 12242

