BILL GARRETT, Davidson County
Trans:T20170055444 DEEDWARR
Recvd: 06/28/17 14:58 2 pgs
Fees:13.00 Taxes:2294.00
20170628-0065201

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2017.

Notary Public

My commission expires:

ANGELA Y. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Woodlawn Partners, LLC	Woodlawn Partners, LLC.	130 15 0 07700
1033 Demonbreun St. ~~2507 Hemingway Drive~~ Ste 600	1033 Demonbreun St.	
Nashville, TN ~~37215~~ 37203	Ste 600 Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Fred William Beesley, Jr and wife, Anne Johnston Beesley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Woodlawn Partners, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Tyne Meade, Section III of record in Plat Book 1424, Page 12, 13 and 14, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 195 feet on the southerly side of Hemingway Drive and runs back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to Fred William Beesley, Jr. and wife, Anne Johnston Beesley by Warranty Deed from Roth C. Hampton and wife, Antoinette F. Hampton, of record in Book 4003, page 291, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2507 Hemingway Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Tyne Meade, Section III of record in Plat Book 1424, Page 12, 13 and 14, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27 day of June, 2017.

Fred William Beesley, Jr

Anne Johnston Beesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Fred William Beesley, Jr and Anne Johnston Beesley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27 day of June, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317137