WARRANTY DEED

STATE OF Tennessee
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Rebecca L. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 5/22/18

(AFFIX SEAL)

FRANCES WYMONETTA COX
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean W. Beach	New owner	142 05 0 B 022.00 CO
(NAME)	(NAME)	
8300 Sawyer Brown Road, D306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170056027 DEEDWARR
Recvd: 06/30/17 09:37 3 pgs
Fees:18.00 Taxes:821.40
20170630-0065888

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ernest H. Horst, III, Executor of the Estate of Bernard Joseph Landers, Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jean W. Beach, unmarried**, hereinafter called the GRANTEE(S), 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 Unit No. D-306, together with the carport designated as No. D-306-C, in River Plantation, Section Three, a condominium, a horizontal property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of Amended Section 3, River Plantation, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 77; and amended in Plat Book 4675, Pages 103, 104, and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bernard J. Landers Jr., unmarried by Warranty Deed from Mohammed Mustafa Ibrahim and wife, Haseba M. Ibrahim, dated 06/02/2014, recorded 06/04/2014, of record in Instrument No. 20140604-0048349, in the Register's Office for Davidson County, Tennessee. Bernard J. Landers, Jr., also known as Bernard Joseph Landers, Jr., died testate on January 27, 2016 appointing Ernest Henry Horst, III as Executor as evidenced in his Last Will and Testament filed under Docket No. 16P-498, Probate Court Clerk's Office for Davidson County, Tennessee. Ernest H. Horst, III, as Executor, was authorized to sell subject property by Order for Sale of Real Property, filed in the

Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4675, Pages 75, 76, and 77 and amended in Plat Book 4675, Pages 103, 104, and 105, in the Register's Office for Davidson County, Tennessee.
All matters shown on the boundary plats of record in Plat Book 4460, Page 200 and Plat Book 4675, Page 102, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4784, Page 464, Correction Quitclaim Deed of record in Book 5785, Page 180 and Amendment to Tract of Land of record in Book 6231, Page 156, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20121114-0104719, in the Register's Office for Davidson County, Tennessee.
Waiver of Exclusive Rights of record in Book 5840, Page 663, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8300 Sawyer Brown Road, D306, Nashville, TN 37221
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26 day of June, 2017.

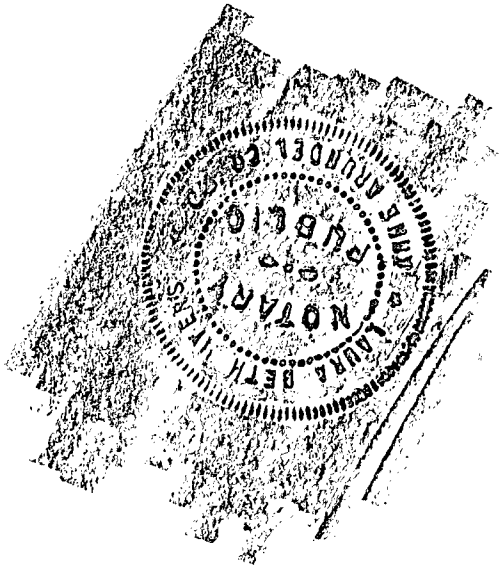
THE ESTATE OF BERNARD JOSEPH LANDERS, JR.

By: Ernest H. Horst, III
Its: Executor

State of Maryland
County of Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ernest H. Horst, III, Executor of the Estate of Bernard Joseph Landers, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2017.



Notary Public
My Commission Expires; August 3, 2018

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027