BILL GARRETT, Davidson County
Trans: T20170062830 DEEDWARR
Recvd: 07/21/17 15:16 2 pgs
Fees: 13.00 Taxes: 1665.00
20170721-0074142

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin Family Trust	New Owner	
380 Pennsylvania Avenue		072163C00100
Los Gatos, CA 95030		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELSON ANDREW BECK AND CHRISTAL BECK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAURY AUSTIN, TRUSTEE OF THE AUSTIN FAMILY TRUST U/A/D 9/10/2007**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 1509A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1509 Preston Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Phillip Wayne Reid, Jr. an unmarried man by Warranty deed from Sandra F. Holman and Tammy D. Hargett and Toy B. Trapp, Jr. all the heirs-at-law of Pauline D. Baskette, deceased of record in Instrument No. 20120202-0009605 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 2, 2012.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Beck, husband and wife by Warranty deed from Phillip Wayne Reid, Jr., a married man of record in Instrument No. 20160614-0060315 Register's Office for Davidson County, Tennessee, dated June 9, 2016 and recorded on June 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1509 Preston Drive, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2017.

Nelson Andrew Beck

Christal Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck and Christal Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018