MARSHALL COUNTY TITLE & ESCROW
107-B West Commerce St.
Lewisburg, TN 37091

Bill Garrett Davidson County
Batch# 21946 DEEDWARR
11/03/2017 10:22:55 AM 4 pgs
Fees: $23.00 Taxes: $649.35

20171103-0113036

**THIS INSTRUMENT WAS PREPARED BY:**
**STEPHEN S. BOWDEN**
**ATTORNEY AT LAW**
**111 EAST COMMERCE STREET OFFICE**
**LEWISBURG, TN 37091**

**FOR IDENTIFICATION ONLY:**
**MAP 135 12 GROUP B PARCEL 117.00**
**OFFICE OF DAVIDSON COUNTY, TENNESSEE ASSESSOR OF PROPERTY**
**Property Address: 2316 Nashboro Blvd., Nashville, Tennessee 37217**

**WARRANTY DEED FROM: JAMES L. RUSSELL, III**

TO: **ANDREW P. BEESON AND JAMES P. BEESON**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($I0.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, the undersigned, **JAMES L. RUSSELL, III**, have this day bargained and sold and do hereby sell, transfer and convey unto **ANDREW P. BEESON AND JAMES P. BEESON,** their heirs and assigns in fee simple, all my right, title, interest and estate in fee simple forever, the following described realty located Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: BEING Unit No. 117, on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James L. Russell, III by Warranty Deed from James L. Russell, Jr. and wife, Pamela L. Russell, dated September 17, 2013, and filed for record in Instrument #20130927-0101451, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way or utilities, which may affect the property.

2. All matters shown on the plan of Horizontal Property Regime, Private Element Plat, Nashboro Village Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee.

3. Subject to conveyance of common are of record in Instrument No. 2001010-0100360, Register's Office of Davidson County, Tennessee.

4. Subject to the Charter of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 518, Register's Office of Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520, and as amended and supplemented in Instrument No. 20000316-0027171; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No.

20050222-0018814; Instrument No. 20091105-0102438; and Instrument No. 20110923-0073937, Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions, and Restrictions of record in Book 4827, Page 14, Register's Office of Davidson County, Tennessee.

6. Subject to By-Laws of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 560, Register's Office of Davidson County, Tennessee.

7. Subject to all matters on Boundary Plat of record in Instrument No. 20020710-0083054, Register's Office of Davidson County, Tennessee.

8. Subject to Storm Water Detention Agreement of record in Instrument No. 0020815-0098780, Register's Office of Davidson County, Tennessee.

9. Subject to all matters on plat of record in Plat Book 11700, Pages 49 and 50, Register's Office of Davidson County, Tennessee.

10. Subject to Memorandum of Lease of record Book 10690, Page 327, Register's Office of Davidson County, Tennessee.

11. Subject to an Easement for Sewer of record in Book 8870, Page 887, Register's Office of Davidson County, Tennessee.

12. Subject to an Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4460, Page 156; Book 4460, Page 158; Book 6200, Page 341; Instrument No. 20020710-0083054 and in Instrument No. 20020815-098780, Register's Office of Davidson County, Tennessee.

13. Subject to Judgment of Declaration of taking for J. Percy Priest Dam of record in Book 4660, Page 156, Register's Office of Davidson County, Tennessee.

14. Subject to a public Right-of-way Dedication as shown by instrument of record in Book 4460, Page 149, Register's Office of Davidson County, Tennessee.

15. Subject to an Easement for cable television as shown by Instrument of record in Instrument No. 20001012-0101575, Register's Office of Davidson County, Tennessee.

16. Subject to agreements as contained in "License to the Use Fitness Center & Swimming Pools" as shown by instrument of record in Instrument No. 20020507-0056329, Register's Office Davidson County, Tennessee. Subject to lien for special assessments as contained in the restrictions and Subject to rights of others in and to the common areas and elements.

**JAMES L. RUSSELL, JR.** is executing this instrument on behalf of **JAMES L. RUSSELL, III**, by the authority of a Specific Power of Attorney dated June 17, 2017, of record in Instrument #_____, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.



TAI

The GRANTOR covenants that he is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this 15th day of August, 2017.

**JAMES L. RUSSELL, III**

BY: _____
**JAMES L. RUSSELL, JR.**
**ATTORNEY-IN-FACT**

STATE OF TENNESSEE
COUNTY OF MARSHALL

**JAMES L. RUSSELL, JR.,** being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of the principal, **JAMES L. RUSSELL, III**, and the Principal has not been adjudicated as incompetent, has not filed for bankruptcy, and that there are no proceedings pending to determine the incapacity of or to appoint a guardian for the Principal.

_____
**JAMES L. RUSSELL, JR.**

Sworn to and subscribed before me this 15th day of August, 2017.

_____
NOTARY PUBLIC My Commission expires: 8.26.20.

STEPFANIE TIPPS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE

COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in the County and State aforesaid, **JAMES L. RUSSELL, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument, and who further acknowledged that he is **ATTORNEY-IN-FACT** for **JAMES L. RUSSELL, III,** and is authorized to execute the within and foregoing instrument on behalf of said **JAMES L. RUSSELL, III,** for the purposes therein contained.

Witness my hand at office this 15th of August, 2017.

Stephanie B Tipps
NOTARY PUBLIC My Commission expires 8.26.20

STEPFANIE TIPPS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE

COUNTY OF Marshall

The undersigned makes oath that the actual value or consideration of this transfer is $175,500.

Sheena Sherman
**Affiant**

Sworn to and subscribed before me this 15th day of August, 2017.

Stephanie B Tipps
NOTARY PUBLIC My Commission expires 8.26.20.

STEPFANIE TIPPS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

OWNER/PERSON RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Andrew P. Beeson
James P. Beeson
2316 Nashboro Blvd
Nashville, TN 37217