Bill Garrett Davidson County
Batch# 41826 DEEDWARR
12/27/2017 03:14:25 PM 3 pgs
Fees: $18.00 Taxes: $1,109.26
20171227-0131470

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Brendon Shirley and Christina G. Shirley, Husband and Wife 1814 Rosebank Ave., Unit A, Nashville, TN 37216	SWBC Mortgage Corp. 9311 San Pedro Ave., #100 San Antonio, TX 78216	073-09-0 105.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $299,800.00

AFFIANT

SWORN to and subscribed before me on this 14th day of December 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-3-21

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **DAVID M. BEARD, MARRIED*, SHARON JEAN WALKER, MARRIED*, and DENNIS ALAN BEARD, MARRIED*,** by these presents do hereby sell and convey unto Grantees, **BRENDON SHIRLEY and CHRISTINA G. SHIRLEY, husband and wife,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 15th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot NO. 398 on the Plan of Burchwood Gardens, Section 3, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 398 fronts 80 feet on the southwesterly side of Guest Drive and runs back 163.26 feet on the northwesterly line and 173.98 feet on the south-easterly line to a dead line, measuring 81.87 feet thereon.

Being part of the real property conveyed to W.D. Beard and wife, Mary S. Beard, by Impala Homes, recorded in Book 3219, page 23, Register's Office for said county.

W.D. Beard having died March 20, 2004 and Mary S. Beard having died June 5, 2017, and Last Will and Testament, being of probate in Davidson County Probate Court, Case No. 17P1228.

This is improved property known as 1810 Guest Drive, Nashville, Tennessee 37216.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2017 to be paid and prorated in closing. .
2. Easement of record at Book 4147, page 265, Register's Office for Davidson County, Tennessee.
3. Restrictions of record at Book 331, page 464, Register's Office for Davidson County, Tennessee.
4. All matters of record in Plat of record at Plat Book 2900, page 116, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 19th day of December 2017.

DAVID M. BEARD

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID M. BEARD,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of December, 2017, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Sharon Jean Walker
SHARON JEAN WALKER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, William Timothy Hill a Notary Public in and for the State and County aforesaid, personally appeared **SHARON JEAN WALKER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of December, 2017, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

NOTARY PUBLIC

My Commission Expires: 3/3/2020

Dennis Alan Beard
DENNIS ALAN BEARD
By: David M. Beard, Attorney in fact
DAVID M. BEARD, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of December, 2017, before me personally appeared **DENNIS ALAN BEARD by DAVID M. BEARD**, his Attorney-in-Fact, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **DENNIS ALAN BEARD** acknowledged that such person executed the same as the free act and deed of **DENNIS ALAN BEARD**.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

NOTARY PUBLIC

My Commission Expires: 3/3/2020