This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Bill Garrett Davidson County
Batch# 51962 DEEDWARR
01/26/2018 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180126-0008525

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| PATRICIA F. BEVERSTEIN, Trustee<br>RODNEY L. BEVERSTEIN, Trustee<br>OBSERVATORY DRIVE REVOCABLE TRUST<br>dated January 25, 2018<br>1637 S. Observatory Drive<br>Nashville, TN 37215 | SAME | Map: 117150<br>Parcel: 08400 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

Sworn to and subscribed before me this January 25, 2018.

Notary Public

My Commission Expires: _____

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, PATRICIA F. BEVERSTEIN and husband, RODNEY LASARGE BEVERSTEIN, who is one and the same as RODNEY L. BEVERSTEIN,, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to PATRICIA F. BEVERSTEIN and RODNEY L. BEVERSTEIN, TRUSTEES of the OBSERVATORY DRIVE REVOCABLE TRUST, dated January 25, 2018, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this January 25, 2018.

By: _____
PATRICIA F. BEVERSTEIN

_____
RODNEY L. BEVERSTEIN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA F. BEVERSTEIN and RODNEY L. BEVERSTEIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 25, 2018.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

_____
NOTARY PUBLIC

My Commission Expires: _____

## Exhibit A

## Property Description

Said property is described to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Being Lots No. 12 and 13 on the Plan of Green Hills Subdivision No. 1, of record in Book 547 page 128, said Registers Office.

Said Lot No. 12 fronts 100 feet on the northerly side of Observatory Drive, and runs back 194 feet on the east line, and 283-1/2 feet on the west line to a dead line, which is the north line of said subdivision, and shows 225 feet on said dead line.

Said Lot No. 13 is described as follows:

Beginning on the northwesterly margin of Observatory Drive at the southwest corner of Lot No. 12 and running thence with the line between Lots 12 and 13 in a northwesterly direction 283 feet 6 inches to the south line of the Noel Property, which line is the original north line of said Subdivision; thence with said line westwardly 83 feet; thence with the original west line of said Subdivision, southwardly 231-1/2 feet to the northwest corner of Lot No. 14 on said plan; thence with the north line of said lot in a southeasterly direction, 202-1/2 feet to the westerly margin of said Drive; thence with the same in a northeasterly direction 100 feet to the beginning.

Being the same property conveyed to Patricia F. Beverstein and husband, Rodney LaSarge Beverstein, by Quitclaim Deed of record from Patricia F. Beverstein, Trustee of the Patricia F. Beverstein Living Trust, dated December 20, 2006, in Instrument No. 20130408-0034363, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1637 S. Observatory Drive, Nashville, Davidson County, Tennessee 37215.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).