This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Bill Garrett Davidson County
Batch# 57678 DEEDWARR
02/12/2018 12:01:59 PM 2 pgs
Fees: $13.00 Taxes: $1,051.72
20180212-0013815

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of February, 2018, by and between the Regenia Ann Beene as Personal Representative of the Estate of John Crit Beene, Jr., and Regenia Ann Beene, Devisee of the Estate of John Crit Beene, Jr., party of the first part, and Keith Robert Andersen, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 240 on the Plan of Eastland Acres, Section Six, of record in Book 2330, Page 129, Register's Office for said County to which plan reference is hereby made for a more completed description.

FOR INFORMATION PURPOSES ONLY: 925 Dalebrook Lane, Nashville, TN

Being the same property conveyed to John C. Beene and Katherine B. Beene by virtue of that certain Warranty Deed from Wendell C. Pedigo and Nancy J. Pedigo, dated June 15, 1987, and being of record at Book 7281, Page 338 in the Register's Office of Davidson County, Tennessee. The said Katherine B. Beene predeceasing John C. Beene October 4, 2007 and title vesting in John C. Beene, as surviving tenant by entirety. The said John C. Beene, aka John Crit Beene, Jr. died testate on April 4, 2017 and the Will was admitted to Probate as Probate No. 17P1015 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument Individually as Devisee and Personal Representative under the Will of John C. Beene.

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 heirs and 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Property Owner & Address:	Keith Robert Andersen 925 Dalebrook Lane Nashville, TN 37206
Tax Parcel No	08308006600
Property Address:	925 Dalebrook Lane Nashville, TN 37206
MAIL TAX BILLS TO:	Churchill Mortgage 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027

WITNESS the signature of the party of the first part the day and year first above written.

The Estate of John Crit Beene, Jr.
By:

Regenia Ann Beene, Personal Representative

Regenia Ann Beene, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Regenia Ann Beene, Personal Representative of the Estate of John Crit Beene, Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of February, 2018.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Regenia Ann Beene, Devisee of the Estate of John Crit Beene, Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of February, 2018.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $284,250.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of February, 2018.

Notary Public

My Commission Expires: 5/5/20

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.