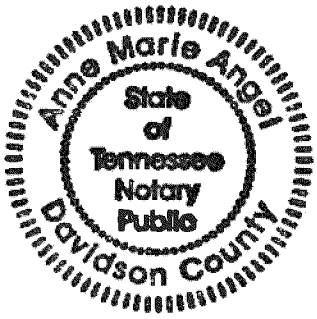
Bill Garrett Davidson County
Batch# 61559 DEEDWARR
02/22/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $111.00
20180222-0016937

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Scott Nelson | Scott Nelson | 045 00 0 043.00 |
| (NAME) | (NAME) | |
| 1905 Dickerson Pike, Lot 6 | 1905 Dickerson Pike, Lot 6 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Thirty Thousand And No/100 Dollars ($30,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Wayne Beech, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Nelson, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 of the Dawson Property, and more particularly describes as follows:

Beginning at a point in the centerline of a 50 foot ingress and egress easement where it crosses the north line of Phillip D. Campbell, as shown of record in Book 6179, Page 725, Register's Office for Davidson County, Tennessee; thence with Campbell's north line, North 80° 25' 59" West 920.12 feet to an iron pipe; thence North 47° 46' 07" West 1057.62 feet to an I.P. and M.F.P. on the west side of a creek; thence South 22° 50' East passing through an I.F. and M.F.P. offset at 25.61 feet, in all 786 feet to a point in the centerline of said easement; thence with the centerline of said easement, South 54° 38' 13" West 186.62 feet; and South 42° 21' 22" West 42.44 feet to the beginning, containing 10.75 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed to David Wayne Beech and wife, Teresa Sue Beech by Installment Deed from Jeffrey Wrenn McLaughlin and wife, Amanda T. McLaughlin dated August 24, 1985 and recorded September 9, 1985 in Book 6650, Page 625, in said Register's Office for Davidson County, Tennessee. The said Teresa Sue Beech having died on April 14, 2001, leaving David Wayne Beech as the remaining tenant by the entirety. David Wayne Beech remarried after the death of his late wife, Teresa

File Number: GRN-181123SSO

Sue Beech. Grantor warrants that the subject property has never been used as the principal residence of the Grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Kirby Hill Rd, Ashland City, TN 37015

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 21 day of February, 2018

David Wayne Beech

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Wayne Beech and wife,, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-181123SSO

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019