THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Jamie C. Beckwith Affiant Subscribed and sworn to before me this 6th day of April, 2018. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34179-03-2018

Bill Garrett Davidson County
Batch# 82110 **DEEDWARR**
04/18/2018 09:36:55 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00

20180418-0036408

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Ozier, Linsay Ozier 304 Lynnwood Boulevard Nashville, TN 37205	New Owner	Map and Parcel No.: 116 07 0 070 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie C. Beckwith, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Ozier and Linsay Ozier, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 304 Lynnwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

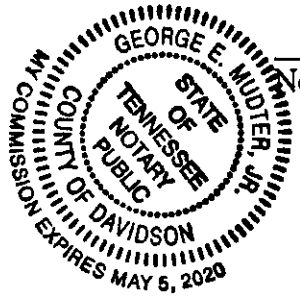
IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of April, 2018.

Jamie C. Beckwith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie C. Beckwith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 28 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as shown on the plat of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 100 feet on the Easterly side of Lynnwood Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jamie C. Beckwith by deed dated May 15, 2012 from James J. Ackerman and wife, Martha R. Ackerman of record in Instrument No. 20120516-0042462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 07 0 070 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 07 0 070 00.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.