This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B&A-18-573

Bill Garrett Davidson County
Batch# 84044 **DEEDWARR**
04/23/2018 03:37:43 PM 2 pgs
Fees: $13.00 Taxes: $728.90

20180423-0038180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $197,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/20

Subscribed and sworn before me this the 18th day of April, 2018.

Notary Public
My commission expires: 07/06/20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacquelyn Petrucci 513 Huntington Ridge Nashville, TN 37211	NEW OWNER	161-11-0A 136.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW BECKHAM, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACQUELYN PETRUCCI, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

ALYSSA

Land in Davidson County, Tennessee, being Unit No. 136 on the plan of Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Andrew Beckham, unmarried, by deed from Broadway Investment Group Co. dated 07/11/2016, of record in Instrument No. 20160715-0073064, said Register's Office.

The said Andrew Beckham, now married, never made this property his marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 513 Huntington Ridge, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AB

Witness my hand this the 18th day of April, 2018.

Andrew Beckham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Beckham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2018.

My commission expires: 9/10/18

Notary Public