Bill Garrett Davidson County
Batch# 98596 DEEDWARR
05/31/2018 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20180531-0051931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/27/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180141TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martha Cone Beck and Martha Cone Beck Children's Trust	Martha Cone Beck and Martha Cone Beck Children's Trust	
(NAME) 4205 Gallaton Pike	(NAME) 4205 Gallaton Pike	072-06-3F-001.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANYWEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTHA CONE BECK AND MARTHA CONE BECK CHILDREN'S TRUST, 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:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ☐
This is improved ☒ property, known as 929A Thomas Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Weekley Homes, LLC, a Delaware Limited Liability CompanyWeekley Homes, LLC, a Delaware limited liability company this 29 day of May, 2018.

Weekley Homes, LLC, a Delaware Limited Liability Company

BY: _____
David Lowry
Land Manager

STATE OF TENNESSEE
COUNTY OF Williamson

I, Danielle Chandler, a Notary Public for the said County and State, do hereby certify that David Lowry personally appeared before me this day and acknowledged that (s)he, as land manager of Weekley Homes, LLC, a Delaware Limited Liability Company, and that (s)he, as land manager being authorized to do so, executed the foregoing on behalf of the LLC.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of May, 2018.

Commission Expires: _____

Danielle Chandler
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A on the Plan of 929 Thomas Avenue Townhomes as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 929 Thomas Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170222-0017595, amended in Instrument No. 20171018-0106764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Weekley Homes, LLC by warranty deed from Charles Ferguson, unmarried of record in Instrument No. 20160826-0089287 Register's Office for Davidson County, Tennessee, dated 08/25/2016 and recorded on 08/26/2016.

Being a portion of the same property conveyed to Charles Ferguson by Warranty deed from Sher Powers, unmarried of record in Instrument No. 20050504-0049957 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 04, 2005.

True Copy Certification

I, Christy Jones, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Christy Jones
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Christy Jones who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Danielle Chandler
Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022