THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315214** Bill Garrett Davidson County Batch# 113226 **DEEDWARR** 07/09/2018 08:33:07 AM 2 pgs Fees: $13.00 Taxes: $629.00 20180709-0065726	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Affiant Subscribed and sworn to before me, this6th day of July, 2018. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Philip Marshall 155-70 115th Drive Jamaica, NY 11434	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-10-0A-401.00CO

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, **Ian Turnbell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Marshall, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit D-4, on the Plan of BeechTree Condominiums, shown as Exhibit "E" to the Master Deed of record in Book 11174, Page 284, amended in Book 11680, Page 193, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ian Turnball by Warranty Deed from Kristin Collie, having since married, is now known as Kristin Joseph, married, recorded on the 13th day of December, 2010 in Instrument No. 20101213-0098925, in the Register's Office of Davidson County, Tennessee.

Frances Kolb Turnbell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Ian Turnball and Ian Turnbell are one in the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BEECHTREE CONDOMINIUMS of record in Book 11174, Page 284 and amended in Book 11680, Page 193 and Instrument No. 20151016-0105285; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 3183, Page 65.

Easement for Open Space, recorded in Instrument No. 20041230-0155036.

Easement for Comcast, recorded in Instrument No. 20090930-0090862.

This is improved property located at 2020 BEECH AVENUE, APARTMENT D4 Nashville TN 37204-2172

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

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

Ian Turnbell

Frances Kolb Turnbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Turnbell and Frances Kolb Turnbell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

