(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717100

Karen Y Johnson Davidson County
Batch# 141074 DEEDWARR
09/17/2018 09:36:53 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20180917-0091786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $283,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2018.

Notary Public
My Commission Expires: 4/6/2021

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Beck and Amanda Beck 513 Northcrest Drive Nashville TN 37211	New Owner	Tax Parcel ID No: 147-11-0-099.00

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, **Andrew Johnson and Abigail M. Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Beck and Amanda Beck, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Whispering Hills, Section II-C of record in Plat Book 2663, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 456 fronts 187.5 feet on the southerly margin of Northcrest Drive and extends back 229.1 feet on the westerly line and 240.1 feet on the easterly line to a rear line, measuring 145 feet thereon.

Being the same property conveyed to ANDREW JOHNSON and wife, ABIGAIL JOHNSON A/K/A ABIGAIL M. JOHNSON, by deed from CAROLANN HICKMAN BRYANT, CO-ADMINISTRATRIX OF THE ESTATE OF MORRIS WILES HICKMAN, DECEASED, of record in Instrument No. 20121211-0114125, dated November 30, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 147-11-0-099.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2663, pages 66 & 67, said Register's Office.

This is improved property located at 513 Northcrest Drive Nashville TN 37211

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 13th day of September, 2018.

Andrew Johnson

Abigail M. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Johnson and Abigail M. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2018.

Notary Public

My Commission Expires: _____

