WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

INSTRUMENT WAS PREPARED BY:
BC LAW FIRM, P.A.
1181 CALIFORNIA AVE, STE 185
CORONA, CA 92881

2018-09-295

Karen Y Johnson Davidson County
Batch# 167627 DEEDWARR
11/28/2018 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181128-0115841

WARRANTY DEED

For good consideration, I (We) **PAT A. BEAVER, ALSO KNOWN AS PATSY W. BEAVER, A SINGLE PERSON,** hereby bargain, deed and convey to **PATSY W. BEAVER, A SINGLE PERSON,** the following described land in DAVIDSON County, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 33, LOT NO. 60, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF SECTION THREE, PHASE FIVE, QUAIL VALLEY, AS OF RECORD IN PLAT BOOK 5200, PAGE 435, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Pat A. Beaver, a single person from Danny Pennington and wife, Mary Ann Pennington by Warranty Deed dated September 18, 1996 and recorded September 20, 1996 among the Land Records of Davidson County, State of Tennessee in Book 10198, Page 58.

APN: 108 08 0D 033.00

Property Address: 1227 QUAIL ROAD UNIT 33, NASHVILLE, TN 37214
New Owner: Patsy W. Beaver – 1227 Quail Road, Unit 33, Nashville TN 37214
Tax Payer: Patsy W. Beaver – 1227 Quail Road, Unit 33, Nashville TN 37214

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 16 day of November 2018

Pat A Beaver
AKA Patsy W. Beaver

PAT A. BEAVER AKA PATSY W. BEAVER

STATE OF TENNESEE)
) SS.
COUNTY OF DAVIDSON)

On this 16 day of Dec 2015, before me personally appeared **PAT A. BEAVER AKA PATSY W. BEAVER**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she/(they) executed the same for the purposes therein contained as his/her/(their) free act and deed.

(Seal)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 2, 2022

Carol DiGiore
Notary Public
My Commission Expires: 5-2-22

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

PAT A Beaver
AKA Patty W Beaver
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn before me this 16 day of Nov, 2018.

(seal)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 2, 2022

Carol DiGiore
Notary Public
My Commission Expires: 5/2/22

True Copy Certification

I, Victoria Robinson, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020