FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 180,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11/29/2018 Notary Public MY COMMISSION EXPIRES: 4/13/22 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 168510 DEEDWARR
11/29/2018 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181129-0116430

LORI C. WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel A. Woods and Joshua W. Beckham, Wife and husband	CAPSTAR BANK	108-12-0-275
(NAME) 873 Sandburg Place	(NAME) 2002 Richard Jones Rd.#300A	
(ADDRESS) Nashville, TN, 37214	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Susan Dee Maywood, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel A. Woods and Joshua W. Beckham, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan or Elmcrest Subdivision, of record in Book 7900, page 52, Register's Office for said County.

Said Lot No. 20 fronts 56.03 feet on the southeasterly margin of Sandburg Place and extends back 174.31 feet on the southerly line which is a broken line and 137.48 feet on the northerly line to a dead line in the rear, measuring 67.30 feet thereon.
Susan Dee Maywood

Being the same property conveyed to Susan Dee Maywood by Deed dated July 28, 1993 from Sherron Michellie Wilson, unmarried, in Book 9041, Page 756, In the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 873 Sandburg Place, Nashville, TN 37214
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **November,2018**.

Susan Dee Maywood

Susan Dee Maywood

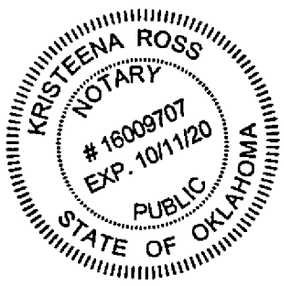
STATE OF Oklahoma
COUNTY OF Cleveland

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Susan Dee Maywood**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **November, 2018**.

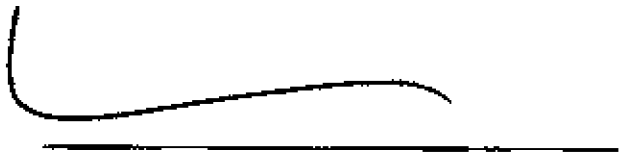
NOTARY PUBLIC

My Commission Expires:



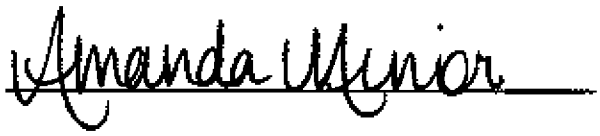
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

