Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2428

Return to:
Karen Y Johnson Davidson County
Batch# 169713 DEEDWARR
12/03/2018 03:51:08 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20181203-0117872

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2018

Notary Public

Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-6-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Beavin and Patrick Beavin 227 Haverford Ave Nashville, TN 37205	NEW OWNER	119-01-0-218.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anna Kathleen VanEaton, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH H BEAVIN AND PATRICK BEAVIN, WIFE AND HUSBAND

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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Map Showing Changes in Lots 34, 35, 36 and 37 of First Mortgage Bond Company's Subdivision of part of Block "B" - Overhill City Plan of record in Plat Book 843, Page 28, 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 the same property conveyed to Anna K. VanEaton, unmarried by Warranty deed from Erik T. Peterson, married of record in Instrument No. 20100729-0059494 Register's Office for Davidson County, Tennessee, dated June 15, 2010 and recorded on July 29, 2010.

Being the same property conveyed to Anna Kathleen VanEaton (formerly Boatman) by Quitclaim deed from Joshua Nathaniel Boatman of record in Instrument No. 20160701-0067565 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on July 01, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2204 Burbank Avenue, Nashville, TN 37210

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 so

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

Dated this the 29th day of November, 2018.

Anna Kathleen VanEaton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Kathleen VanEaton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of November, 2018.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

