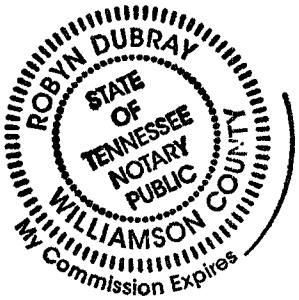
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day May 2019 .

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna V. Brooks	New Owner	105-10-0A-411.00
(NAME)	(NAME)	
2020 Beech Avenue, Unit D-16		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 235973 DEEDWARR
05/29/2019 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20190529-0050714

For and in 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, I/we **William Conn, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anna V. Brooks, unmarried** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. D-16 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq.; as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of BeechTree Condominiums, as shown on the Exhibit Map to the Master Deed, of record in Book 11174, Page 284, as amended in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ronald T. Short, Jr., an unmarried person, and Jon Cristin Jordan, an unmarried person, as joint tenants with right of survivorship by Warranty Deed from Cabana, LLC, a Tennessee limited liability company, dated April 15, 1999 and recorded April 20, 1999 of record in Book 11438, Page 129, Register's Office for Davidson County, Tennessee.

The said parties having since married and divorced, and by Final Decree of Divorce of record in Instrument No. 200202521-0061914, Register's Office for Davidson County, Tennessee, the subject property was divested out of Ronald T. Short, Jr. and vested in Jon Cristin Jordan.

Being the same property conveyed to William Conn, a married man by Warranty Deed from Jon Cristin Jordan, an unmarried woman, dated February 15, 2019 and recorded February 21, 2019 of record in Instrument No. 20190221-0015660, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on Master Deed recorded in Book 11174, Page 284, Amendments recorded as Book 11680, Page 193 and Instrument No. 20151016-0105285, Grant of Easement recorded in Instrument No. 20090930-0090862, Quitclaim Deed conveyed to BeechTree Condominium Owners' Association, Inc., a Tennessee nonprofit corporation recorded as Instrument No. 20041230-0155036, Charter of BeechTree Condominium Owners' Association, Inc., recorded as Book 11163, Page 16, Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2020 Beech Avenue, Unit D-16, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 23rd day May 2019.

William Conn

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Conn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of May, 2019.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

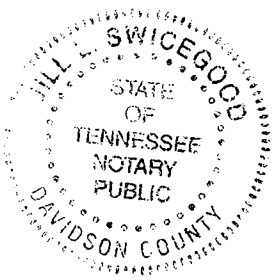
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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