WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.** Affiant Subscribed and sworn to before me, this the 26th day of September, 2019. Notary Public My commission expires: _____ (AFFIX SEAL)

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Barclay Beach **Reina L. Beach**	Brian Barclay Beach, etux	**Map 104-14-0 Parcel 077.00**
2220 30th Avenue South	2220 30th Ave South	
Nashville, TN 37212	Nashville, TN. 37212	

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

Arch Bishop, III, Trustee of the Arch Bishop III Living Trust, established by the Revocable Living Trust Agreement of Arch Bishop III, dated June 27, 2018, as amended and restated from time to time

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Barclay Beach and Reina L. Beach, husband and wife

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 the southerly 25 feet of Lot No. 45 and the northerly 40 feet of Lot Nos. 51 and 52, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of 30th Avenue South, 25 feet North of the common corner of Lots 51 and 45; thence with the margin of said Avenue, southwardly 65 feet to a point; thence eastwardly and parallel with the South line of Lot No. 45, 140 feet to a point; thence northwardly 40 feet to the South line of Lot No. 45; thence with the South line of Lot 45, eastwardly 20 feet to the westerly margin of an alley; thence with said alley, northwardly 25 feet to a point; thence westwardly and parallel with the South line of Lot 45, 182 feet, more or less, to the beginning.

Being all of the same property conveyed to Arch Bishop, III, by Deed dated December 22, 1997 from Gerald Webb Follin, III, of record in Book 10734, Page 728, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Arch Bishop, III and/or Andrea Shea Bishop and/or Colby B. Shea, Trustees of the Arch Bishop III Living Trust, established by the Revocable Living Trust Agreement of Arch Bishop III, dated June 27, 2018, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary by Quitclaim Deed dated June 27, 2018, from Arch Bishop, III of record in Instrument No. 20180712-0067366, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2220 30th Avenue South, Nashville, TN 37212**

Karen Johnson Davidson County
Batch# 293913 DEEDWARR
10/01/2019 01:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20191001-0100002

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

Witness my/our hand(s) this **26th** day of **September, 2019.**

Arch Bishop, III, Trustee of the Arch Bishop III Living Trust, established by the Revocable Living Trust Agreement of Arch Bishop III, dated June 27, 2018, as amended

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Arch Bishop, III, Trustee of the Arch Bishop III Living Trust, established by the Revocable Living Trust Agreement of Arch Bishop III, dated June 27, 2018, as amended,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **September, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)