THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 305439 DEEDWARR
10/24/2019 09:36:01 AM 2 pgs
Fees: $13.00 Taxes: $1,165.13

20191024-0109090

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY:
RETURN TO:
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $314,900.00

Affiant

Subscribed and sworn to before me, this 23 day of October, 2019.

Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ashley K. Hesseldahl-Harbin 520 Madison Street Nashville, TN 37203	New Owner	Tax Parcel ID No. 082-13-0D-104.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **WARREN BECK AND MARY BRITTAIN N/K/A ELIZABETH BRITTAIN BECK, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ASHLEY K. HESSELDAHL-HARBIN, UNMARRIED** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Germantown Madison Square Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20061019-0129740, and amended as Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to WARREN BECK AND MARY BRITTAIN, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from MATTHEW ARTHUR READ AND ARTHUR EDWIN READ, of record as Instrument No. 20151203-0122053, dated November 30, 2015, said Register's Office. MARY BRITTAIN is now married to WARREN BECK and is now known as ELIZABETH BRITTAIN BECK. MARY BRITTAIN is one in the same person as ELIZABETH BRITTAIN BECK.

This is improved property commonly known as: **520 Madison Street, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of October, 2019.

WARREN BECK

Mary Brittain N/K/A Elizabeth Brittain Beck
MARY BRITTAIN N/K/A ELIZABETH BRITTAIN BECK

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WARREN BECK AND MARY BRITTAIN N/K/A ELIZABETH BRITTAIN BECK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of October, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020