21885
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 316708 DEEDWARR
11/18/2019 10:58:53 AM 2 pgs
Fees: $13.00 Taxes: $1,126.65
20191118-0118527

WARRANTY DEED

Address New Owner(s):
Elizabeth Katherine Phillips
2409 Fernbrook Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 07307005800

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, **Wayne M. Beck, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Elizabeth Katherine Phillips** AND Jeremy D. Wilkable, both unmarried hereinafter called the Grantee(s), their successors 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. 373 on the Plan of Section Six, Sunset View, as of record in Plat Book 2900, pages 54 and 55, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wayne M. Beck by Warranty Deed from Gary T. Branham and wife, Jeanne Branham, dated March March 29, 2001, and filed at Instrument No. 20010402-0031687, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all matters as shown on the recorded plat; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2409 Fairbrook Drive, Nashville, TN 37214

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 do covenant with 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 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) as on the date shown on the Notary forms.

Wayne M. Beck

Wayne M. Beck

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wayne M. Beck,** the within named bargainor, 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 office, this 15th day of October, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22 Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 304,500.00

Affiant

Subscribed and sworn to before me this 15th day of October, 2019.

My Commission Expires: 3/8/22 Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022