Karen Johnson Davidson County
Batch# 332583 **DEEDWARR**
12/19/2019 03:29:31 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20191219-0131292

# WARRANTY DEED

2019-1664

State of Tennessee
County of Williamson Davidson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of December, 2019.

Notary Public

(Affix Seal) My Commission Expires: 01/06/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Feb 6, 2020

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Noah Samuel Austin and Bruce W. Austin and Erica Beth Weintraub Austin<br>2020 Beech Avenue, Unit B-16<br>Nashville, TN 37204 | NEW OWNER | 105.10-0A-2141.00 |

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 consideration, the receipt of which is hereby acknowledged, I/we, **BETH GRUBB, AN UNMARRIEWD WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Vesting: **NOAH SAMUEL AUSTIN, AN UNMARRIED MAN; as Tenant in Common with the Right of Survivorship with ERICA BETH WEINTRAUB AUSTIN AND BRUCE W AUSTIN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit No. B-16 on the Plan of Beechtree Condominiums, as established by Master Deed for Beechtree Condominiums, of record in Book 11174, Page 284, as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, of record in Book 11174, Page 328, 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 First Amendment to the Master Deed, of record in Book 11560, Page 193, said Register's Office for a more complete description.

Being the same property conveyed to Beth Grubb from Elise M. Stawarz, unmarried by Warranty Deed dated May 14, 2019 and recorded on May 16, 2019, and recorded in Instrument #20190516-0046261, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 2020 Beech Avenue, Unit B-16, Nashville, TN 37204.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.**

THIS CONVEYANCE IS SUBJECT TO:
● Taxes for the current year and thereafter. ● Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 11560, PAGE 193, said Register's Office.
● Any and all existing easements and restrictions as shown of record not stated herein.

Beth Grubb

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Beth Grubb, the bargainor(s), 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, this 18th day of December, 2019.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-19-2020-B16