Karen Johnson Davidson County
Batch# 342934 DEEDWARR
01/14/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.15
20200114-0004987

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $375,985.00.

Affiant

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 10th **day of January, 2020.**

Notary Public
My commission expires: 8/22/22

06-1912-77336

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
West Coast Beach Rentals, LLC	West Coast Beach Rentals, LLC	061-06-0-161.00
425 Broadmoor Drive	1123 Brookstone Blvd	
Nashville TN 37216	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles J. Waterston and wife, Peggy F. Waterston**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **West Coast Beach Rentals, LLC, a Delaware limited liability company**, hereinafter called the Grantees, 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. 2, on the Plan of Section 14, Gra-Mar Acres, of record in Book 4300, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles J. Waterston and wife, Peggy F. Waterston by deed from James M. Young and Robert S. Young, legal heirs of Zita G. Young, dated July 19, 1999, recorded July 26, 1999, of record in Book 11586, Page 405, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael D. Sontag, his heirs and assigns by Quitclaim Deed from Charles J. Waterston and Peggy F. Waterston, and further conveyed to Charles J. Waterston and wife, Peggy F. Waterston by Quitclaim Deed from Michael D. Sontag for the purpose of creating a tenancy in common, dated July 25, 2000, recorded July 26, 2000, of record in Instrument No. 20000727-0074070, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 425 Broadmoor Drive, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10 day of January, 2020.

Charles J. Waterston

Peggy F. Waterston

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles J. Waterston and Peggy F. Waterston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt, Juliet, TN, this 10 day of January, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022