WARRANTY DEED

Karen Johnson Davidson County
Batch# 355689 DEEDWARR
02/10/2020 10:26:38 AM 2 pgs
Fees: $13.00 Taxes: $2,660.30

20200210-0014977

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-SB-BR-20-1617

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert J. Joslin, Jr. and Vicki L. Joslin	**NEW OWNER**	
(NAME)	(NAME)	**117-15-0U-004.00-CO**
1617 Glen Echo Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JODY L. BEAVERSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT J. JOSLIN, JR. AND VICKI L. JOSLIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4, of Glen Echo Cottages, a Townhouse Planned Unit Development, as shown on Exhibit "B' to and established by the Declaration of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, as amended, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Jody L. Beaverson, a single woman by Warranty deed from The Cottages of Green Hills, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121210-0113429 Register's Office for Davidson County, Tennessee, dated December 04, 2012 and recorded on December 10, 2012.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Plan of record in Instrument No. 20120315-0022355, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, Register's Office for Davidson County, Tennessee.
- Charter for Glen Echo Cottages Owners Association, Inc. of record in Instrument No. 20120409-0030000, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1617 Glen Echo Road, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JANUARY, 2020.

Jody L. Beaverson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY L. BEAVERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN DARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212