Karen Johnson Davidson County
Batch# 477028 DEEDWARR
09/16/2020 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20200916-0105907

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John W. Beach, III
Lindley E. Beach
2802 St. Edwards Drive
Nashville, TN 37211

SEND TAX BILL TO:
SWBC Mortgage
117 Seaboard Ln. Ste F205
Franklin, TN 37067

MAP/PARCEL 119-10-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Hutchison, Clarence J. Dillon, Catherine Hudson, Patricia Blackburn, Christie Dillon and Ivo Dillon, as beneficiaries of the Estate of Mary H. Dillon and , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **John W. Beach, III and Lindley E. Beach, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Nolensville Heights Subdivision, of record in Plat Book 2083, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 91 feet on the north side of St. Edwards Drive, and runs back between lines, measuring 191 feet on the east line and 150.49 feet on the west line to the rear line which is a broken line measuring 150.65 feet thereon.

Being the same property conveyed to Ivo L. Dillon and wife, Mary H. Dillon. by Deed from N. H. Barker and wife, Dorothy H. Barker, of record in Book 2438, Page 123, Register's Office for Davidson County, Tennessee, dated June 24, 1955 and recorded on June 27, 1955.

The said Ivo L. Dillon having since died leaving Mary H. Dillon as surviving tenant by the entirety. Mary H. Dillon a/k/a Mary Holloway Dune having died testate on February 2, 2019. A probate for the Estate of Mary Holloway Dillon, was opened under Docket #19P614, in the Seventh Circuit Court for Davidson County, Tennessee - Probate Division.

This is improved property known as: **2802 St. Edwards Drive, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 10th day of September, 2020.

WITNESS MY HAND on this the 10th day of September, 2020

Mary Hutchison

Mary Hutchison

Clarence J. Dillon

Catherine Hudson

Catherine Hudson

Patricia Blackburn

Patricia Blackburn

~~Christy~~ Christie Dillon

Ivo Dillon

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary Hutchison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6/26/2022

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, ~~Mary Hutchison,~~ Catherine Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6/26/2022

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clarence J. Dillon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6/26/2022

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patricia Blackburn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6/26/22

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, ~~**Christy**~~ **Dillon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6/26/2022

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ivo Dillon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 12-13-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 5/5/21

File No: 20922

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

