RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014740

Karen Johnson Davidson County
Batch# 538467 DEEDWARR
12/18/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20201218-0150579

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2020.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Craig Beard and wife, Abigail Laine Beard 1760 Boxwood Drive Nashville, TN, 37211	Same address as new owner	172-03-0A-159.00 CO

FOR AND IN CONSIDERATION of the sum of Six Hundred Sixty Thousand and 00/100 Dollars ($660,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH J. ADLER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM CRAIG BEARD AND WIFE, ABIGAIL LAINE BEARD**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument #20170724-0074740, in the Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth J. Adler from Woodlands Phase 2, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated January 2, 2020, and recorded January 6, 2020 in Instrument #20200106-0001236, Register's Office for said County.

Being the same property conveyed to Woodlands Phase 2, LLC, a Tennessee Limited Liability Company, from Woodlands Development, LLC a Tennessee Limited Liability Company, by Warranty Deed dated November 21, 2017, and recorded December 5, 2017 in Instrument #20171205-0124044, Register's Office for said County.

The address of the herein described property is believed to be 1760 Boxwood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of December, 2020.

KENNETH J. ADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth J. Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of December, 2020.

Notary Public

Printed Notary Name

My commission expires: 11/16/20

DAVID WEBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

EXP DATE- 11/16/2022

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.

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

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