Karen Johnson Davidson County
Batch# 703739 DEEDWARR
08/24/2021 12:10:24 PM 2 pgs
Fees: $13.00 Taxes: $2,963.70

20210824-0114298

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 801,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2021

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Andrew Shipman | New Owner | 117152A00300CO |
| (NAME) 1709B Glen Echo Road | (NAME) | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BETSY W. BEAZLEY, A SINGLE WOMAN,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DAVID ANDREW SHIPMAN,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 3 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of record in Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310 and Instrument No. 20150622-0059380, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit(s) as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Betsy W. Beazley, single woman by Deed dated April 28, 2017 from Weekley Holmes LLC, a Tennessee limited liability company, recorded May 1, 2017, in Instrument Number 20170501-0042281, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1709B Glen Echo Road, Nashville, TN 37215

LT&E File #18282

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 we do covenant with the said GRANTEES 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 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/our hand(s) this 23rd day of August, 2021

Betsy W. Beazley

Betsy W. Beazley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of August, 2021, before me personally appeared Betsy W. Beazley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2021.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #18282