Karen Johnson Davidson County
Batch# 778890 DEEDWARR
12/22/2021 01:40:36 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20211222-0169331

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

'NESSEE
'ILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023

(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-2197

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Winfield Temple and David Temple	New Owner	
(NAME)	(NAME)	128-12-0C-089.00-CO
1055 Woodbury Falls Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Joseph Beverstein and wife, Rebecca L. Beverstein, a tenancy by the entireties,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Temple, an unmarried man and David W. Temple, a married man, as joint tenants with right of survivorship,** 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. 1055, Woodbury Townhomes, Phase I Planned Unit Development, of record in Plat at Instrument No. 20050216-0017693, amended in Instrument No. 20060310-0028278, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Beverstein, an unmarried individual by Special Warranty deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20070821-0100107 Register's Office for Davidson County, Tennessee, dated August 16, 2007 and recorded on August 21, 2007.

Being the same property conveyed to Rebecca L. Beverstein by Quitclaim Deed (To create a Tenancy by the Entireties) from Joseph Beverstein of record in Instrument No. 20120626-0055740 Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 26, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County,

Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee. Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20050118-0005578 and Instrument Number 20061023-0017693, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1055 Woodbury Falls Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th DAY OF DECEMBER, 2021.

Joseph Beverstein

Rebecca L. Beverstein

Rebecca L. Beverstein

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joseph Beverstein and wife, Rebecca L. Beverstein, a tenancy by the entireties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of December, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee
Notary Public
Williamson County
(SEAL)