WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2023.

Notary Public

COMMISSION EXPIRES: 7/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 958028 **DEEDWARR**
01/05/2023 10:00:01 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20230105-0000900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Joseph Frank Margaret Haley	Same as new owners	083-06-0-438
(NAME)	(NAME)	
900 North 16th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Brian Bequette and Barbara Bequette, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Joseph Frank, unmarried and Margaret Haley, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No 62 on the Map of Subdivision of Part of The Weakley Home Place of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot fronting approximately 50.6 feet on the Westerly side of North 16th Street and running back between parallel lines approximately 150 feet to an alley.

Being the same property conveyed to Brian Bequette and Barbara Bequette, husband and wife by Warranty Deed from Donald R, Vaughn, Jr. and wife, Julia K. Vaughn, filed for record on April 29, 2021 in Instrument No. 20210429-0057712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **900 North 16th Street** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town)(State) **37206** (Postal Zip)

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: MG-MES-22-900

File No.: 6238-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 30th day of December 2022.

Brian Bequette
By: Coleman Dixon, Attorney in Fact
Brian Bequette
By: Coleman Dixon, Attorney in Fact

Barbara Bequette
By: Coleman Dixon, Attorney in Fact
Barbara Bequette
By: Coleman Dixon, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December 2022 before me personally appeared, Coleman Dixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian Bequette and Barbara Bequette and acknowledged that he executed the same as the free act and deed of Brian Bequette and Barbara Bequette.

WITNESS my hand and seal this 30th day of December 2022.

Melody M. Jenkins
Notary Public
Commission Expires: 9-8-2025

