39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/03 15:08 2pgs
Fees:13.00 Taxes:258.63

20030708-0093919

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-30-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Dowd	First Horizon Home Loan Corp.	135-8-A-265
(NAME) 625 Longhunter Ct.	(NAME) PO BOX 146	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Memphis, TN 38101	
(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, The Estate of Clarence M. Beaty, Jr. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Dowd, 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:

Being Unit No. 625 of Tract #19, on the Site Plan of Nashboro Village, Nineteen Condominiums, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957 as of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clarence Beaty Jr. unmarried by deed from Eva Doris Allen, unmarried as of record in Book 6304, Page 309, Register's Office for Davidson County, Tennessee, executed on 05/24/84 and filed on 05/31/84. Said Clarence M. Beaty, Jr is deceased, and the Last Will and Testament of said Clarence M. Beaty, Jr., is of record as Instr. No. 4802/886350, Seventh Circuit Court for Davidson County, TN, Docket 02P1528.
This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 625 Longhunter Ct., Nashville, TN 37217
(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.

Tammy Jean Strane, Heir~~x Law~~

Donna Sue Beardsworth Exec

Donna Sue Beardsworth Jr., Individually, and as Executrix for the Estate of Clarence M. Beaty, Jr.

Randy C Beaty

Randall Clarence Beaty, Heir~~x Law~~

STATE of Tennessee
COUNTY of Williamson

** individusally, and as

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna Sue Beardsworth,** Executrix, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27TH day of June, 2003.

My Commission Expire: 7/23/03

Notary Public

STATE of GEORGIA
COUNTY of FAYETTE

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Randall Clarence Beaty, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26 day of June, 2003.

My Commission Expire:

SUSAN J. CARVER
Notary Public, State of Georgia
Qualified in Fayette County
Commission Expires February 7, 2005

Notary Public

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tammy Jean Strane, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27TH day of June, 2003.

My Commission Expire: 7/23/03

Notary Public

File Number: 12306088

[redacted]
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027