File No. 250301803

WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/29/05 09:50 2 pgs
Fees:13.00 Taxes:210.90

20050329-0033395

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mari Beerman	Mari Beerman	Map 61-05-0
P. O. Box 1749 (NAME) 515 Maplewood Lane	P. O. Box 1749 (NAME)	Parcel 008.00
Hendersonville, Tn. 37070 (ADDRESS) Nashville, TN 37216	Hendersonville, Tn 37070 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Patricia Ann Fann, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mari Beerman, unmarried and Maria Urtubees, unmarried, as joint tenants with rights 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 the 12th Civil District of Davidson County, Tennessee, described according to a loan survey of John Kohl, Surveyor, dated November 19, 1968, as follows:

Beginning at a point in the northerly margin of Maplewood Lane as widened at the southwesterly corner of Gra-Mar Acres Subdivision of record in Book 2663, Page 113, said Register's Office; thence North 2 degrees 30 minutes East along the westerly margin of said subdivision 244.42 feet to a point; thence North 87 degrees 30 minutes West, 130.6 feet to a point in the easterly margin of the A. T. Sledge Property; thence South 2 degrees 30 minutes West, 239.9 feet to a point in the northerly margin of Maplewood Lane; thence South 85 degrees 31 minutes East, 130.6 feet to the point of beginning.

Being the same property conveyed to Ernest Cecil Fann and wife, Patricia Ann Fann by Warranty Deed dated November 21, 1968 of record in Book 4289, Page 174, Register's Office for Davidson County, Tennessee. The said Ernest Cecil Fann having died March 8, 2003, leaving Patricia Ann Fann as sole tenant by the entirety.

SPETR

Sanitary Sewer and /or Storm Drainage Easement of record in Book 5314, Page 317, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 515 Maplewood Lane, Nashville, TN 37216
(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 I am 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 myself, my 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 28th day of March, 2005.

Patricia Ann Fann

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patricia Ann Fann with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 28th day of March 2005.

Notary Public
My Commission Expires:
7-23-05

File Number: 250301803

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

