WARRANTY DEED

(2)

6/16, 19
13, 9,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,539.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence William Tucker	Clarence William Tucker	135-151
(NAME)	(NAME)	
1834 Reynolds Road	1834 Reynolds Road	135-409
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(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, Philip P. Beyer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence William Tucker and wife, Carolyn Jeannette Tucker, 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 2nd, formerly the 5th , Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of R. M. Meriweather's Subdivision, as of record in Book 1424, Page 38, Register's Office for said County, and also a 50-foot strip lying immediately east of and adjacent to said Lot No. 5.

Said Lot No. 5 fronts on the easterly side of Reynolds Road and runs back between parallel lines 180 feet to a dead line. Said 50-foot strip is described as follows: Beginning at the southeast corner of Lot No. 6 on said plan, 180 feet easterly from the easterly margin of Reynolds Road, said point being also the northeast corner of Lot No. 5; thence with the eastern boundary line of said Lot No. 5, south 9 degrees 50' west 90 feet to the northeast point; thence north 9 degrees 50 feet east 90 feet to a point; thence westwardly 50 feet to the beginning.

Being the same property conveyed to Phillip P. Beyer and Mary D. Beyer in Book 5964, Page 988 and corrected in Book 7027, page 307, said Register's Office. Phillip P. Beyer and Philip P. Beyer being one and the same.

AND

Being the same property conveyed to Phillip P. Beyer from Mary D. Beyer, by deed of record in Instrument No. _____ ✱ _____, Register's Office for Davidson County, Tennessee.

✱ 20060228-0022918

unimproved ☐

This is improved ☒ property, known as 1834 Reynolds Road, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 02/28/06 11:46 2 pgs
Fees:13.00 Taxes:616.19

20060228-0022919

FEB. 24. 2006 10:16AM ADVANTAGE TITLE 615-777-2015 NO. 7839 P. 2/17

Witness my hand this 24th day of February, 2006.

Philip P. Beyer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip P. Beyer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2006.

Commission expires: 5/30/07

KRISTIN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

FEB. 24. 2006 10:16AM ADVANTAGE TITLE 615-777-2015 NO. 7839 P. 3/17