File No. 271000301

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 29th DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/31/07 09:42 2 pgs
Fees:13.00 Taxes:551.30
20071031-0128195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde M. Beard	New Owner	Map 14 Parcel 19.04
(NAME) 7170 Harper Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Barbara J. Marcum unmarried

, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clyde M. Beard unmarried

, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of a part of the A. J. Williams Tract, according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract No. 18 on said survey, as follows:

Beginning at a point in the Easterly margin of Harper Road, said point being 1,679.5 feet North of the center line of Highway No. 112, being the corner of Lots Nos. 16 and 17; thence with the margin of said road, N 2 degrees 13' W 100 feet to a point; thence N 89 degrees 0' E 435 feet to a point; thence S 2 degrees 13' E 100 feet to a point; thence S 89 degrees 0' W 435 feet to the point of beginning.

Being the same property conveyed to Barbarba J. Marcum, an unmarried woman by Quitclaim Deed dated February 26, 1999, from Charles Larue, of record in Book 11363, Page 350, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to taxes for the year 2008, and subsequent years, easements and restricitive convenants of record.

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 7170 Harper Road, Joelton, TN 37080
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hands this. 29th day of October, 2007.

Barbara J. Marcum

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Marcum, an unmarried woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of October, 2007.

Commission expires: August 23, 2011

Daniel L. Wischhof Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212