WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Robert J. Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2008.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: 9-13-08
(AFFIX SEAL)

ERNESTINE NOELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda D. Stewart	same	063-00-0-213.00
(NAME)	(NAME)	
1960 Waterford Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081048

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert J. Beck and Sharon A. Beck**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linda D. Stewart, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1820 Neelys Bend Road, Madison, TN 37115

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 19th day of May, 2008.

Robert J. Beck
Robert J. Beck

Sharon A. Beck
Sharon A. Beck

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert J. Beck and Sharon A. Beck, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert J. Beck and Sharon A. Beck executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2008.

Commission expires: 9-13-08

ERNESTINE NOELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Ernestine Noell
Notary Public

Davidson County DEEDWARR
Recvd: 05/22/08 12:30 2 pgs
Fees:13.00 Taxes:444.00

20080522-0052626

EXHIBIT A

Property in the Eleventh Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer, Surveyor, dated August 18, 1988, and described as follows: Beginning at a point 405.08' westerly of the Southwesterly margin of Neely's Bend Road (the point of beginning and the Southeast corner of property conveyed to J. M. Beck of record in Book 1392, Page 249, Register's Office for Davidson County, Tennessee); thence along the southerly line of the J. M. Beck property S 76° 39' 16" W 88.09 feet to a concrete monument; thence S 74° 17' 37" W 172.29 feet to a 26-inch cedar tree; thence S 89° 58' 35" West 303.47 feet to an existing fence post; thence S 70° 31' W 27.51 feet to an existing fence post; thence N 78° 52' 39" W 174.97 feet to an existing fence post; thence N 87° 51' 54" W 211.10 feet to a point; thence N 03° 31' 44" E 195.59 feet to a point; thence S 68° 31' 12" E 328.90 feet to a point; thence North 52° 27' 16" E 321.48 feet to a point; thence North 30° 12' 30" E 181.74 feet to a point; thence S 88° 37' 44" E 146.36 feet to an iron pin; thence S 21° 25' 21" E 418.51 feet to the point of beginning.

The following easement for ingress and egress is also conveyed to the Grantees, to-wit: Beginning at a point on the Southwesterly margin of Neely's Bend Road (the Southeast corner of the property conveyed to J. M. Beck of record in Book 1392, Page 249, Register's Office for Davidson County, Tennessee) thence along the southerly line of the J. M. Beck property S 76° 39' 16" W 405.08 feet to the point of beginning of the above described property; thence N 21° 25' 21" W 25.25 feet; thence North 76° 39' 16" E 410.13 feet to the westerly right-of-way of Neeley's Bend Road; thence in a southerly direction with the westerly right-of-way of Neeley's Bend Road 25.05 feet to the point of beginning.

BEING all of the same property conveyed to Robert J. Beck by Quitclaim Deed from Mary G. Beck, a widow, dated October 7, 1988 and filed of record in Book 7678, Page 69, Register's Office for Davidson County, Tennessee