[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Charles Beverly and Jacqueline L. Beverly		Map/Parcel -
4343 Eatons Creek Rd	NEW OWNER	92-6-297.00
Nashville, TN 37218		

This instrument prepared by : Robert J. Notestine, III, Kenner Avenue, Ste 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20110039448 DEEDWARR
Recvd: 07/01/11 08:29 5 pgs
Fees:28.00 Taxes:129.50
20110701-0050345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Theressa Clarinda Holbert Wright, David Randolph Holbert and Porter Lee Holbert** (The "Grantors") have bargained and sold, and by these presents do sell transfer and convey unto **Charles Beverly and wife, Jacqueline L. Beverly** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at a point on the Easterly side of 31st Ave. North (formerly Home Street) and 160 feet Southerly from an iron pin at the S.E. Corner of 31st Ave. North and Zollicoffer Street S 10 point being where the South line of a 10 foot alley intersects 31st Ave North; thence in an Easterly direction along the Southerly margin of said Alley 224 feet more or less to a dead line, same being the Westerly line of the tract of land sold by Richard S. West to John Henry Buchanan, October 16, 1944 by deed of record in Register's Office for Davidson County, Tennessee, thence in a Southerly direction along the said Westerly line of the Buchanan lot fifty (50) feet to a point; thence in a Westerly direction along a line 224 feet more or less to a point on 31st Ave. North fifty (50) feet Southerly from the point of beginning. Thence Northerly along the Easterly margin of 31st Ave. North 50 feet to the point of beginning.

Being the same property devised to Grantors by Last Will and Testament as recorded on the 22nd day of March, 2011 in Instrument No. 20110322-0022388; Order recorded in Probate Case No. 11P-295 and Installment Deed as recorded in Deed Book 1324, Page 331, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 not yet due and payable and now assumed by the Grantees.

This is improved property commonly known as: 816 31st Ave North, Nashville, TN 37209

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $35,000.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 29th day of June, 2011

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June, 2011.

Theressa Clarinda Holbert Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2011, before me personally appeared Theressa Clarinda Holbert Wright to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Porter Lee Holbert

Porter Lee Holbert

STATE OF Virginia
COUNTY OF Fairfax

On this 28th day of June, 2011, before me personally appeared Porter Lee Holbert to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Katherine K. Horan

Notary Public

My Commission Expires:
April 30. 2012

KATHERINE K. HORAN
COMMONWEALTH
Registry No.
135144
OF VIRGINIA
NOTARY PUBLIC

David Randolph Holbert

David Randolph Holbert

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 28th day of June, 2011, before me personally appeared David Randolph Holbert to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: May 14, 2014

NOULAI PAY
COMM. # 1889357
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MAY 14, 2014

State of California)
County of Los Angeles)

CALIFORNIA JURAT

Subscribed and sworn to (or affirmed) before me on this 28th day of June, 20 11, by DAVID RANDOLPH HOLBERT,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

NOULAI PAY
COMM. # 1889357
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MAY 14, 2014

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____.

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
- ○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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