BILL GARRETT, Davidson County
Trans:T20120079278 DEEDWARR
Recvd: 10/18/12 11:14 2 pgs
Fees:13.00 Taxes:1850.00
20121018-0095651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2013.~~ 3/14/16

(AFFIX SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Making Bacon, LLC	New Owner	09314056300
(NAME) 216 19th Avenue North	(NAME) Same	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Same	
(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,

CORINNE S. BEADLE AND ESTATE OF MARVIN CLARK BEADLE AND CONNIE B. ODENEAL AND BOBBY C. BEADLE, HEIRS AT LAW OF MARVIN CLARK BEADLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAKING BACON, LLC,

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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Edgehill Estates, Section 66, as of record in Book 4460, Page 157, Register's Office for said County.

Beginning at a point in the southerly margin of Gleaves Street, at the common corner of Lots 2 and 3; thence with the margin of said street, easterly 40 feet to a monument in the beginning of a curve; thence around said curve, southeasterly 31.09 feet to a monument in the westerly margin of Alley 231; thence with the same, southerly 145.01 feet to a monument in the beginning of a curve; thence around said curve, southwesterly 31.74 feet to a monument in the northerly margin of Alley 230; thence with same, westerly 42.36 feet to a point, the common rear corner of Lots 2 and 3; thence with the line between said lots, northerly 185 feet to the point of beginning.

Being the same property conveyed to Corinne S. Beadle a fifty-one (51%) interest and to M. Clark Beadle a forty-nine (49%) interest, by Quitclaim Deed from Beadle Electric, Inc. (the successor to Shannon Electric Company, Inc.) by its President, Corinne S. Beadle, recorded on March 4, 1999, of record in Book 11367, Page 975, Register's Office for Davidson County, Tennessee. The said M. Clark Beadle a/k/a Marvin Clark Beadle having since died, his will having been admitted to probate in the Probate Court for Wilson County, Tennessee at Docket No. 10P-204. Corrine S. Beadle is the duly appointed executrix and the heirs at law of M. Clark Beadle join in this conveyance to convey their interest, if any, in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 903 Gleaves Street, Nashville, TN 37203

(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

Witness my/our hand(s) this 12th day of October, 2012.

Corinne S. Beadle, individually and as executrix of the Estate of Marvin Clark Beadle

Connie B. Odeneal

Bobby C. Beadle, by: Connie B. Odeneal as his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Corinne S. Beadle and Connie B. Odeneal, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 12th day of October, 2012

Commission expires: ~~November 24, 2013~~ 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Connie B. Odeneal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bobby C. Beadle and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Bobby C. Beadle.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of October 2012.

Commission expires: ~~November 24, 2013~~ 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Corinne S. Beadle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument acting as the Executrix of the Estate of Marvin Clark Beadle, with the authority to transfer and convey by himself/herself/themselves as Executrix of the said Estate of Marvin Clark Beadle.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of October 2012

Commission expires: ~~November 24, 2013~~ 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public