WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130025571 DEEDWARR
Recvd: 04/01/13 09:40 2 pgs
Fees:13.00 Taxes:222.00

20130401-0031068

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Beard	New Owner	
(NAME)	(NAME)	09208007500
52 Vaughns Gap Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **REBECCA ELIZABETH MCCLAIN, EXECUTRIX OF THE ESTATE OF MILDRED L. ARMSTRONG,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY L. BEARD AND WIFE, KEISHA G. BEARD,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 on the Plan of Geo. I. Waddey's Subdivision of Lots Nos. 17, 18, 19, 20 and 21 in the Subdivision of the Power Property, as of record in Book 547, Page 130, Registers Office for said County.

Said Lot No. 5 fronts 45 feet on the Westerly side of 19th Avenue North, and runs back, between parallel lines, 155 feet to a dead line.

Also part of Lot No. 16 in the Power Property, as of record in Book 421, Page 65, Registers Office for said County.

Said part of said lot lies immediately West of and adjoining the above mentioned Lot No. 5 in Geo. I. Waddey's Subdivision, and Measures 45 x 50 feet, more or less.

Being the same property conveyed to Mildred L. Armstrong by Deed from W.L. Lockhart and wife, Beatrice Lockhart, formerly Beatrice Finley, and Geo. I. Waddey, Jr., unmarried as recorded on the 20th day of December, 1944 in Deed Book 1309, Page 194, in the Register's Office of Davidson County, Tennessee. Mildred Armstrong has since died leaving a Last Will and Testament of record in Instrument No. 20090420-0035708, said Register's Office and as further referenced in Probate Docket No. 13P-231, 7th Circuit Court for Davidson County, Tennessee. Said Will that gives Rebecca E. McClain, Executrix of the Estate power of sale without the joinder of any beneficiary.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 509 19th Avenue North, 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 hand this 27th day of March, 2013.

NICOLE A. KELLER
NOTARY PUBLIC - MICHIGAN
ALLEGAN COUNTY
MY COMMISSION EXPIRES 08/25/2019
ACTING IN ALLEGAN COUNTY

The Estate of Mildred L. Armstrong
By Rebecca Elizabeth McClain, Executrix
Rebecca Elizabeth McClain, Executrix

STATE OF Michigan
COUNTY OF Allegan

Before me, the undersigned notary public of Allegan County, Michigan, personally appeared Rebecca Elizabeth McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Mildred L. Armstrong and executed the within instrument as such Executrix.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2013.

Commission expires:

NICOLE A. KELLER NOTARY PUBLIC OTTAWA COUNTY

Notary Public