WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130052696 DEEDWARR
Recvd: 06/21/13 11:18 2 pgs
Fees:13.00 Taxes:268.25

20130621-0063846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2013.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 20, 2014

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Beard	SAME	Map 81-16
(NAME)	(NAME)	
52 Vaughns Gap Road		Parcel 416
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, I, **JILL D. FORD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, 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:

Land in Davidson County, Tennessee, being Lot No. 223 and part of Lot No. 222 in Harding's Second Addition to Nashville, a plan of which is of record in Plat Book No. 21, page 58, Register's office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 223 fronts fifty and nine-tenths (50.9) feet on the south side of Jefferson Street, and runs back, southerly, between parallel lines, to a fifteen (15) foot alley, upon which it measures fifty (50) feet; the westerly boundary line of this lot measures two hundred and twenty-eight (228) feet, more or less, and the easterly boundary line thereof measures two hundred and eighteen (218) feet, more or less.

Said part of said Lot No. 222 (which lies immediately west or westerly of, and adjoins, the aforesaid Lot No. 223) comprises all of said Lot No. 222, with the exceptions of, and excluding therefrom, all those parts or portions of this lot which, heretofore have been conveyed out of the same, by deed dated September 29, 1905, from Rhoda Crawford to I. Griffin and wife, Lillie Griffin, recorded in Book No. 318, page 549, said Register's office; and also by deed dated July 31, 1909, from William Royster, Peter Royster and others to R. F. Boyd recorded in Book No. 387, page 124, said Register's office.

Being the same property conveyed to Jill Denise Ford and a life estate to Kathryn Royster Ford by Quitclaim Deed from Kathryn Royster Ford and husband, Thomas A. Ford, of record in Book 8151, page 657, said Register's Office. Kathryn Royster Ford has since died.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 21, page 58, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1503 Jefferson Street, Nashville, Tennessee 37208
(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 20th day of June, 2013.

Jill Denise Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Denise Ford, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2013.

Commission expires:

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

Notary Public