Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0566

BILL GARRETT, Davidson County
Trans:T20130057525 DEEDWARR
Recvd: 07/05/13 14:29 3 pgs
Fees:18.00 Taxes:553.15
20130705-0069928

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennie Anissa Beard 8639 Old Charlotte Pike Pegram, TN 37143	New Owner	112-00-0-059.00

WARRANTY DEED

FOR AND IN 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/WE,

Alan S. McCoy and wife, Jan McCoy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennie Anissa 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:

Tract 1:
A parcel of land in the 9th Civil District of Davidson County, Tennessee on east side of the Charlotte Road and being a portion of a 36-acre tract of record in Book 931, page 217, Register's Office of Davidson County, Tenn. Surveyed by S.H. Hutchison August 15, 1956 as follows:

Beginning at a point in center of the Charlotte Pike, G.W. Parsleys north west corner, stake in line on east side of road; thence with meanders of Charlotte Road north 1 degree west striking Church of Christ lot at about 7 poles and Mrs. L. McBrides line at about 15 poles, in all 20 poles to a point in center of said road; thence south 42 degrees 30' east 33.40 poles to a small hickory tree; thence south 53 degrees 30' west 9.50 poles to a stake, 2 small hickorys and a Black locust, pointers in G.W. Parsleys line; thence with his line north 67 degrees west 4.30 poles to a stake, 2 hickory pointers; thence with Parsleys line north 53 degrees west 14 poles to point of beginning, containing 2.75 acres being the same more or less.

There is included in the above description, but to be excluded therefrom, that property having been conveyed to Douglas Sexton and wife, Virginia A. Sexton, by Deed from Marshall Lee Raymer and wife, Leona Susie Raymer, dated 9/25/64 and recorded 10/1/64 in Book 3817, Page 748, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, on the east side of Charlotte Road, being part of the M.L. Raymer tract, described according to a survey by S.H. Hutchison, dated May 21, 1964, as follows:

Beginning at a point in the center of Charlotte Road, Sexton and Raymer's original corner; thence with the line between their properties south 42 degrees 30' east 204 feet to a stake in said line; thence leaving said line north 72 degrees west 142 feet to a point in the center line of Charlotte Road; thence with the center of said Road north 1 degree west 105.3 feet to the point of beginning, containing .33 of an acre, more or less.

Tract 2:
A parcel of land in the 9th Civil District of Davidson County, Tennessee east and near the Charlotte Road (being a portion of the D.L. Sexton tract of record in Book 2069, Page 596, Register's Office for Davidson County, Tennessee. Surveyed the 21st day of May, 1964, by S.H. Hutchison as follows:

Beginning at an Iron stake, D.L. Sexton and Johnson's Corner in M.L. Raymer's Line; thence with the original line between M.L. Raymer and D.L. Sexton, North 42 degrees 30' West 122.8 feet to a stake in said line; thence leaving said line going South 72 degrees east 140.5 feet to a stake in the Johnson line and a fence; thence with Johnson's line South 46 degrees west 68.8 feet to a stake in the Johnson line to the point of beginning. Containing .20 of an acre, being the same more or less.

BEING the same property conveyed to Alan S. McCoy, unmarried, by Warranty Deed from Roy Patton Raymer, Executor for the Estate of Marshall Lee Raymer, dated 9/3/08 and recorded 10/10/08 in Instrument No. 20081010-0102917, in the Register's Office of Davidson County, Tennessee.

Jan McCoy joins in this conveyance for the sole purpose of conveying any and all marital interest she may have in subject property as the spouse of Alan S. McCoy.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8639 Old Charlotte Pike, Pegram, TN 37143.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of June, 2013.

Alan S. McCoy

Jan McCoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alan S. McCoy and wife, Jan McCoy** 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 Brentwood, Tennessee this 28th day of June, 2013.

Notary Public
My Commission Expires: 3/26/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)