FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$235,000.00~~.
BILL GARRETT, Davidson County Trans:T20130082953 DEEDWARR Recvd: 09/25/13 12:30 2 pgs Fees:13.00 Taxes:869.50 20130925-0100765	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 18, 2013.** Notary Public MY COMMISSION EXPIRES: 7/17/2017 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0792**

HUGH B. SOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Grubbs	F&M Bank	**83-5-25**
(NAME) **1014 Seymour Avenue**	(NAME) P.O. Box 451	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Clarksville TN. 37041	
(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, **James T. Beaird,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Grubbs, an unmarried individual,** 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:

The easterly 40 feet on the northerly 155 feet of Lot Number 58 and the westerly 25 feet on the northerly 155 feet of Lot Number 59 in Stratton 7 Seymour's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said parts of Lots Number 58 and 59 front together 65 feet on the southerly side of Seymour Street and run back between parallel lines 155 feet to a proposed 12 foot alley, including and excluding a strip of ground 5 feet in width, which was dedicated to public use to be used as part of Seymour Street, in deed from A.H. Robinson and J.C. Bradford to G.W. Jarman and P.C. Jarman of record in Book 203, page 290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Beaird by Warranty Deed from Tennessee Equity Holdings, Inc., a Florida Corporation, recorded October 29, 2007 in Instrument Number 20071029-0127263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1014 Seymour Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **September, 2013**.

James T. Beaird

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James T. Beaird**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **September, 2013**.

NOTARY PUBLIC

My Commission Expires: 7/17/2017

HUGH D. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON