Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1056

Davidson County DEEDWARR
Recvd: 03/18/14 10:51 3 pgs
Fees:18.00 Taxes:1424.50
20140318-0022256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen L. Beckham and wife, Madera D. Beckham**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 3 of Block "L" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 3 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 250 feet of an alley.

Being the same property conveyed to Stephen L. Beckham and wife, Madera D. Beckham, by deed from Theodore J. Brown and wife, Tammy M. Brown, dated January 31, 2002, of record as Instrument No. 20020205-0015649 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is **improved property, known as: 815 South Wilson Boulevard, Nashville, TN, 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of March, 2014.

Stephen L. Beckham

Madera D. Beckham

State of Tennessee)
County of Davidson)

On this 13th day of March, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen L. Beckham and Madera D. Beckham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~)
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 385,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of March, 2014.

Notary Public

My Commission Expires: 7-5-16

K GLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
HR Properties of Tennessee 815 South Wilson Boulevard Nashville, TN 37215	Same As New Owner	116-4-166

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

