BILL GARRETT, Davidson County
Trans:T20140065048 DEEDWARR
Recvd: 09/02/14 15:55 4 pgs
Fees:23.00 Taxes:222.00
20140902-0080057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Brandy Young
AFFIANT

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2014

B. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert B. Beck and Martha Lu Beck 4205 Gallatin Road Nashville, TN 37216	Robert B. Beck and Martha Lu Beck 4205 Gallatin Road Nashville, TN 37216	043-11-0-079.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VOLINA BROWN, TOMMY W. HOOSER, JR., CARL EADLER, BOBBY HURT AND DUSTIN HURT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT B. BECK AND MARTHA LU BECK, HUSBAND AND WIFE

hereinafter called the GRANTEES, their 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 Lot(s) 59, as shown on the map entitled Archwood Acres, Section 1, of record in Plat Book 2133, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tommy W. Hooser and wife, Mary L. Hooser, by deed from Roy Wesley Rex and wife, Lorene H. Rex, of record in Book 4333, page 807, dated May 15, 1969, said Register's Office. The said Tommy W. Hooser having since died on or about December 21, 1981, leaving the said Mary L. Hooser as the surviving tenant by the entirety. The said Mary L. Hooser having since died on or about February 5, 2013. Her Last Will and Testament being filed in the Seventh Circuit

Probate Court for Davidson County, Tennessee under Docket No. 13P-1842 as a Small Estate, devised the subject property to her children, equally. Said children of Mary L. Hooser are Volina Brown, Tommy W. Hooser, Jr., Lyndie L. Eadler, Betty L. Hurt and James E. Hooser. Lyndie L. Eadler has predeceased Mary L. Hooser on or about September 12, 2002 leaving her heir at law, Carl Eadler, Bettly L. Hurt has predeceased Mary L. Hooser on or about June 12, 2005 leaving her heirs at law, Bobby Hurt and Dustin Hurt and James E. Hooser has predeceased Mary L. Hooser leaving no heirs at law. Further evidenced in Affidavit of Heirship of record as Instrument No. 20140902-0080052, Register's Office for Davidson County, Tennessee.

This improved property is known as 212 Archwood Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28 day of August, 2014.

Volina M. Brown
Volina Brown

Tommy W. Hooser Jr. by Volina M. Brown
Tommy W. Hooser Jr., by Volina Brown, his
Attorney-in-Fact

Carl Eadler by Volina M. Brown
Carl Eadler, by Volina Brown, his
Attorney-in-Fact

Bobby Hurt by Volina M. Brown
Bobby Hurt, by Volina Brown, his
Attorney-in-Fact

Dustin Hurt by Volina M. Brown
Dustin Hurt, by Volina Brown, his
Attorney-in-Fact

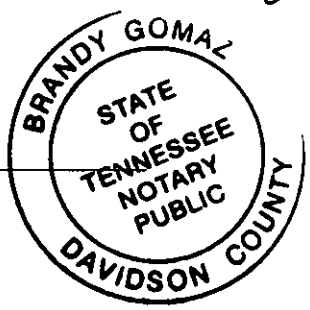
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Volina Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of August, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17



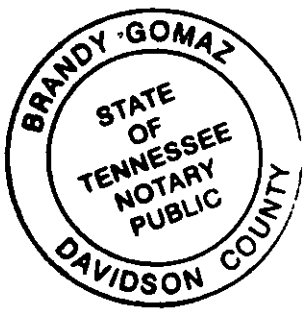
State of Tennessee)
County of Davidson)

On this 28 day of August, 2014., before me personally appeared Volina Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tommy W. Hooser Jr., and who acknowledged that she executed the same as the free act and deed of Tommy W. Hooser Jr..

Witness my hand and official seal at office, this 28 day of August, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17



State of Tennessee)
County of Davidson)

On this 28 day of August, 2014, before me personally appeared Volina Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carl Eadler, and who acknowledged that she executed the same as the free act and deed of Carl Eadler.

Witness my hand and official seal at office, this 28 day of August, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17



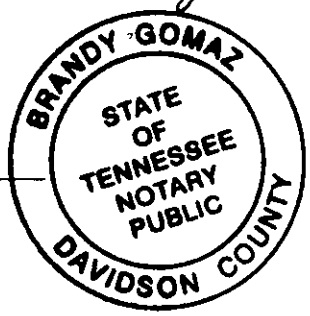
State of Tennessee)
County of Davidson)

On this 28 day of August, 2014, before me personally appeared Volina Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bobby Hurt, and who acknowledged that she executed the same as the free act and deed of Bobby Hurt.

Witness my hand and official seal at office, this 28 day of August, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17



State of Tennessee)
County of Davidson)

On this 28 day of August, 2014, before me personally appeared Volina Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dustin Hurt, and who acknowledged that she executed the same as the free act and deed of Dustin Hurt.

Witness my hand and official seal at office, this 28 day of August, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

