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

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140073730 DEEDWARR
Recvd: 10/01/14 09:59 2 pgs
Fees:13.00 Taxes:314.50
20141001-0090459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Rachel Odam
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2014.

NOTARY PUBLIC

My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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:
Gregory Beard and Keisha G. Beard 52 Vaughns Gap Road Nashville, TN 37208	Gregory Beard and Keisha G. Beard 52 Vaughns Gap Road Nashville, TN 37208	084-11-0-596.00

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

ELMER FREEMAN, UNMARRIED AND DR. ARTIMAS L. WORTHY, UNMARRIED

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

GREGORY BEARD AND WIFE, KEISHA G. BEARD

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 No. 3, on the Plan of Resubdivision of the part of Lot No. 254, of Hardings Addition to Nashville, of record in Plat Book 4300, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to ELMER FREEMAN AND DR. ARTIMAS L. WORTHY, AS TO A ONE-HALF UNDIVIDED INTEREST EACH, by deed from THE 1808 OSAGE TRUST, of record as Instrument No. 20061106-0137784, dated November 2, 2006, said Register's Office.

TOGETHER WITH A STREET/ALLEY CLOSING IN ORDINANCE NO. 091-1689 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY HEREIN BEING CONVEYED IS NOT THE RESIDENCE OF THE GRANTORS.

This improved property is known as 1808 Osage Street, Nashville, TN 37208.

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 29 day of September, 2014.

Elmer Freeman

Dr. Artimas L. Worthy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Elmer Freeman and Dr. Artimas L. Worthy, 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 29 day of September, 2014.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY