BILL GARRETT, Davidson County
Trans:T20140074239 DEEDWARR
Recvd: 10/02/14 11:28 2 pgs
Fees:13.00 Taxes:229.40
20141002-0091045

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Elaine L. Williamson
Affiant

Subscribed and sworn to before me, this 30TH DAY OF SEPTEMBER, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Realty Investments	Same as new owner	05201023800
	(NAME)	
P O Box 1633		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121-1633		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Gary Beaty, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Realty Investments, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 12 AND 13 OF BLOCK "A" ON THE MAP OF THE RESUBDIVISION OF POWER & ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS ADJOIN AND FRONT TOGETHER 84 FEET ON THE WESTERLY SIDE OF OAKDELL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO W. T. BEATY AND WIFE, LILLIAN P. BEATY BY DEED FROM WILLIE JONES AND HUSBAND, R. L. JONES OF RECORD IN BOOK 1644, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 14 AND 15 OF BLOCK "A" ON THE MAP OF THE RESUBDIVISION OF POWER & ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS ADJOIN AND FRONT TOGETHER 100 FEET ON THE WESTERLY SIDE OF OAKDELL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO W. T. BEATY AND WIFE, LILLIAN P. BEATY, BY DEED FROM GWENDOLYN JONES, UNMARRIED, OF RECORD IN BOOK 1646, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PARCEL:

BEING LOT NO. 15 AND THE NORTHERLY 24 FEET OF LOT NO. 14, BLOCK "A", ON THE MAP OF THE RESUBDIVISION OF POWER & ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 74 FEET ON THE WESTERLY SIDE OF OAKDELL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO J. C. THOMPSON BY DEED FROM W. T. BEATY AND WIFE, LILLIAN P. BEATY, OF RECORD IN BOOK 1814, PAGE 447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

W. T. BEATY PREDECEASED LILLIAN P. BEATY. LILLIAN P. BEATY SUBSEQUENTLY DIED UNMARRIED AND INTESTATE, LEAVING WILLIAM GARY BEATY AS HER SOLE HEIR AT LAW, AS SHOWN BY AN AFFIDAVIT OF RECORD AS AS INSTRUMENT NO. 20141002-0091044, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUYENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 734 Oakdell Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hand(s) this 30th day of September, 2014.

William Gary Beaty

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Gary Beaty, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2014.

Notary Public

My Commission Expires:

CHERYL MEADOWS
Notary Public - State of New York
NO. 01ME6225568
Qualified in New York County
My Commission Expires Jul 26, 2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072