BILL GARRETT, Davidson County
Trans:T20150006043 DEEDWARR
Recvd: 01/26/15 10:00 2 pgs
Fees:13.00 Taxes:207.20
20150126-0007153

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2015.

Notary Public
My commission expires: 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-1411-49289

Address of New Owner:	Send Tax Bills to:	Tax Information
Dwight L. Beard 2701 Meharry Blvd Nashville TN 37208	Citizens Savings Bank and 1917 Heiman St. Nashville, TN 37208	092-02-0-158.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul Harper and wife, Thelma Harper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dwight L. Beard, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Old 13th (now 1st) Civil District of Davidson County, Tennessee, being Lot No. 33 of Block No. 4, on the Plan of the Heffernan Place in the Old 13th, now 1st Civil District of Davidson County, Tennessee as of record in Book No. 161, Page 138, Register's Office for said County.
Said Lot No. 33 fronts 50 feet on the southerly side of Heffernan Street and runs back between parallel lines with the westerly margin of Gerry Avenue 150 feet to an alley.

INCLUDED in the above described but specifically EXCLUDED therefrom is the following tract of land conveyed to the State of Tennessee by deed of record in Book 4171, Page 950, Register's Office for Davidson County, Tennessee:
Being part of Lot No. 33 of Block 4, on the Plan of Heffernan Place, of record in Book 161, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Beginning at a point of intersection between the westerly margin of 27th Avenue and the southerly margin of Meharry Boulevard, said point being the northeast corner of Lot 33 in the said Heffernan Place Subdivision; thence with the westerly margin of 27th Avenue and the easterly boundary of said Lot 33, S 8 degrees 40 minutes 45 seconds E 150 feet to the northerly margin of an alley; thence with the northerly margin of said alley and the
southerly boundary of said Lot 33, S 82 degrees 14 minutes 33 seconds W 20.44 feet to a point; thence northwardly on an arc (being the Right-of-Way Line) curving to the left and having a radius of 75 feet, 27.05 feet to a point; thence continuing with the Right-of-Way Line, N 7 degrees 59 minutes 07 seconds W 123.50 feet to a point in the southerly margin of Meharry Boulevard; thence with the southerly margin of Meharry Boulevard the
northerly boundary of said Lot 33, N 82 degrees 14 minutes 33 seconds E 13.80 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 2,252 square feet.

Being the same property conveyed to Paul Harper and wife, Thelma Harper by deed from Heirs at law of Lordy Gaines, dated April 14, 1986, recorded April 18, 1986, of record in Book 6832, Page 76, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2701 Meharry Blvd, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of January, 2015.

Paul Harper

Thelma Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Harper and Thelma Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of January, 2015.

Notary Public
State of Tennessee at Large

My Commission expires

12/22/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON