BILL CARRETT, Davidson County
Trans:T20150010240 DEEDWARR
Recvd: 02/10/15 09:56 2 pgs
Fees:13.00 Taxes:777.00
20150210-0012154

THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205

Address New Owner(s)
James Beck and Angela Beck and Mark Beck
2612 Dixon Drive
Nashville, TN 37206

Send Tax Bills To:
BB&T Mortgage
301 College Street
Greenville, SC 29601

Map & Parcel Nos.:
08312019100

WARRANTY DEED

THIS INDENTURE, made and entered into this **6th day of February, 2015**, by and between **Joe Dixon Casey, unmarried, and as the widower of Jewell A. Casey, deceased,** party of the first part, and **James Beck, unmarried, and Angela Beck and Mark Beck, wife and husband, as tenants in common for life with the remainder to the survivor(s) in fee simple,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($210,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of East Towne Subdivision, Section One, as of record in Book 3700, Page 147, Register's Office for said County, more particularly as follows:

Beginning at a point in the southerly margin of Dixon Drive, common corner of Lots Nos. 7 and 8; thence with said margin easterly 72.0 feet; thence around a curve having a radius of 25 feet, southeasterly 39.3 feet to an iron in the westerly margin of Beth Drive; thence southerly with said margin 120.2 feet; thence north 87° 10' west 97.0 feet to a point; thence with the line between Lots Nos. 7 and 8 northerly 147.5 feet to the point of beginning.

Being the same property conveyed to Joe Dixon Casey and wife, Jewell A. Casey, from Murphree Realty Company by deed dated September 6, 1968, of record in Book 4267, Page 15, in the Register of Deeds Office of Davidson County, Tennessee.

Grantor herein makes oath and affidavit that Jewell A. Casey a/k/a Jewell Anderson Casey died on or about October 22, 2012, leaving Joe Dixon Casey as sole surviving tenant by the entirety, there having been no divorce or legal separation between them prior to her death.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joe Dixon Casey, unmarried

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

WITNESS my hand, at office this 16th **day of** February, **2015.**

Notary Public

My commission expires: 3/16/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$210,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 16th **day of** February, **2015**

Notary Public

My commission expires: 3/16/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
2612 Dixon Drive
Nashville, TN 37206