THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15033255

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $78,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150025388 DEEDWARR
Recvd: 04/07/15 08:35 2 pgs
Fees:13.00 Taxes:288.60
20150407-0030110

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarai Lewis, and Steve Perkins and Jennifer L. Perkins 3924 Couchville Pike Hermitage, TN 37076	New Owner	Tax Parcel ID No. 138-00-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Robert Joseph Beckham** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarai Lewis, married and Steven Perkins and Jennifer L. Perkins, Husband and Wife, as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by A & A Engineers, Inc., dated July 4, 1970, described as follows:

Beginning with an iron pin located in a common corner being the Southeastern corner of the Rose Lathan property, the Southwestern corner of the L. P. Pate property and the Northern right-of-way margin of Couchville Pike, Davidson County, Tennessee; thence along the Northern right-of-way margin of Couchville Pike South 45 degrees 34 minutes East 451.3 feet to an iron pin; thence South 59 degrees 46 minutes East 295.8 feet to an iron pin; thence South 54 degrees 01 minutes East 151.88 feet to an iron pin; thence leaving said right-of-way South 86 degrees 39 minutes East 627.65 feet to an iron pin; thence North 6 degrees 59 minutes West 1398.9 feet to an iron pin; thence North 71 degrees 31 minutes East 339.33 feet to an iron pin; thence North 4 degrees 25 minutes West 1366.28 feet to an iron pin; thence North 85 degrees 25 minutes West 1203.05 feet to an iron pin; thence South 4 degrees 06 minutes West 2371.25 feet to the point of beginning, containing 79.72 acres, more or less.

Being the same property conveyed by Installment Deed from Al Phillips and Maurice W. Pinson doing business as Phillips & Pinson Co. to Robert J. Beckham as recorded on the 25th day of May, 1979 in Deed Book 5440, Page 994, Register's Office of Davidson County, Tennessee. Robert J. Beckham having since died and Last Will and Testament of Robert Joseph Beckham having been filed in Probate Docket No. 13P1916, in the Register's Office of Davidson County, Tennessee. Said Last Will and Testament having named John Ray Dorris, Sr. as Executor of the Estate of Robert Joseph Beckham. Robert J. Beckham and Robert Joseph Beckham being one and the same.

Less and Except

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Charles D. Wallace, Surveyor, dated May 25, 1986 described as follows:

Beginning at an iron pin on the Northern right-of-way margin of Couchville Pike, Davidson County, Tennessee, said iron pin being N 54ï¿½ 01' 16" W, 151.87 feet along the Northern right-of-way margin of Couchville Pike from the iron pin located at the Southeasterly corner of the tract conveyed to Robert J. Beckham in Book 5440, Page 994, Register's Office for Davidson County, Tennessee; thence leaving the right-of-way of Couchville Pike, N 31ï¿½ 04' 31" E, a distance of 387.04 feet to an iron pin; thence N 6ï¿½ 58' 56" W, a distance of 344.18 feet to an iron pin; thence N 83½ 01' 04" E, a distance of 490.00 feet to an iron pin, said iron pin being in the Eastern boundary of the property conveyed to Robert J. Beckham; thence in a Southerly direction along said boundary a distance of 425.00 feet to an iron pin; thence leaving the said Southern boundary of the Robert J. Beckham property S 83½ 01' 04" W, a distance of 490.00 feet to an iron

pin; thence S 31½ 04' 31" W, a distance of 327.68 feet to an iron pin located in the Northern right-of-way of Couchville Pike; thence, in a Westerly direction along the Northern right-of-way of Couchville Pike a distance of 50.00 feet to an iron pin being the point of beginning and containing 5.19 acres, more or less.

Being the same property conveyed to Charles Edward Lawson, Jr. and wife, Cindy Beckham Lawson by Warranty Deed from Robert J. Beckham and wife, Shirley J. Beckham, recorded on the 26th day of June, 1986 in Deed Book 6899, Page 401, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Application for Greenbelt Assessment recorded at Instrument No. 20030311-0032229.

Neither Grantee nor Grantee's successors, heirs or assigns shall or will erect, or cause or suffer to be erected any structures or buildings on said property until all indebtedness secured by a Deed of Trust between Grantees and Grantor has been paid in full said Deed of Trust being of record in Instrument Number 20150407-0030111, Register's Office of Davidson County, Tennessee.

This is unimproved property located at 0 Couchville Pike Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2015.

Estate of Robert Joseph Beckham

By: John Ray Dorris, Sr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ray Dorris, Sr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Robert Joseph Beckham, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of April, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017