P15-6673-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 628,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 2015 Notary Public MY COMMISSION EXPIRES: 8-2-17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150043356 DEEDWARR
Recvd: 06/03/15 09:51 3 pgs
Fees:18.00 Taxes:2323.60
20150603-0051622

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanding J. Beatty	Blanding J. Beatty	
6236 Hillsboro Pike	6236 Hillsboro Pike	158-02-0-014.00
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Norman Christianson and Ellen Christianson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blanding J. Beatty and N. Lane W. Beatty, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the Robert L. Goodpasture eleven acre tract, described according to a survey made by Cantrell, Connell & Morrison, Engineers, July 1956, as follows:

BEGINNING at a point in the south line of Hillsboro Park Subdivision 500 feet east of a locust post set in the east margin of Hillsboro Pike, said point being the northwest corner of this tract in the north line of a 30-foot roadway serving this and other tracts; thence with the south line of said Hillsboro Park Subdivision, South 86 degrees East 127.7 feet to the northwest corner of a tract conveyed to Charles M. Everhart and Wife, by deed of record in Book 2924, Page 59; thence along Everhart's west line, South 0 degrees 21 minutes East 387.1 feet to the north line of the Kelly lands; thence with said line, North 86 degrees West 328.7 feet to a point, which is 500 feet east from the easterly margin of Hillsboro Pike; thence northeasterly 422 feet to the point of beginning, containing 2.02 acres more or less, subject however to any right of adjoining property owners in and to the north 30 feet of the land in question, which said north 30 feet together with other property was declared to be a roadway as set forth in deed of record in Book 2924, Page 59, said Register's Office; said declaration being superseded and replaced by that Easement Agreement of record in Book 8412, Page 947, said Register's Office.

BEING part of the property conveyed to Robert L. Goodpasture and Wife, Helen L. Goodpasture, by deed from E. C. Scruggs and Wife, as of record in Book 1019, Page 351, said Register's Office.

TRACT 2:

Land in the Seventh Civil District of Davidson County, Tennessee, lying on the east side of Hillsboro Pike, being part of the Robert L. Goodpasture eleven acre tract described according to a survey made by Cantrell, Connell & Morrison, Engineers, in July, 1956, the tract herein conveyed being more particularly described as follows:

Beginning at a point in the easterly margin of Hillsboro Pike at the northwest corner of the original eleven acre tract, thence with the easterly margin of said Hillsboro Pike, south 28 degrees west 30 feet, more or less, to a point, said point being the northwest corner of the property conveyed to Robert G. Anderson, by deed of record in Book 4709, page 276. Register's Office for said County; thence along Anderson's northerly line, south 86 degrees east 500 feet, more or less, to a point in the westerly line of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, page 431, said Register's Office; thence along said Milam's westerly line northeasterly 30 feet, more or less, to a point in the northerly margin of the original eleven acre Goodpasture tract, said point being the northwest corner of the Milam tract; thence along said northerly margin, north 86 degrees west 500 feet, more or less, to a point in the easterly margin of Hillsboro Pike, the point of beginning.

Being the same property conveyed to Norman Christianson and Ellen M. Christianson, husband and wife, by Warranty Deed from Justine W. Milam, unmarried, of record in Instrument No. 20110314-0019851, Register's Office for Davidson County, Tennessee, dated March 8, 2011 and recorded on March 14, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6236 Hillsboro Pike, Nashville, TN 37215.**

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 _____ hand( ) this the 21st day of May, 2015.

Norman Christianson by Ellen Christianson attorney in fact

Norman Christianson
By: Ellen Christianson, Attorney-in-Fact

Ellen Christianson

Ellen Christianson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Christianson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Norman Christianson**, as his Attorney in Fact, as the free act and deed of the within named **Norman Christianson**.

Witness my hand and official seal this the 21st day of May, 2015.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Christianson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2015.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public