File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150063705 DEEDWARR
Recvd: 08/03/15 14:25 2 pgs
Fees:13.00 Taxes:1147.00
20150803-0076579

W & I Ref: (DM) Title No.: 57696
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Theodosia Dargan Clark 972 Windrowe Drive Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 11506002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jim A. Beasley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Theodosia Dargan Clark** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of West Meade Hills, Section Two of record in Book 2900, page 198, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim A. Beasley, an unmarried man by Warranty Deed from Don W. Holekamp, a married man, recorded on August 15, 2007, of record in Instrument No. 20070815-0097541, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 11506002000. The Plan, of record in Book 2900, page 98, said Register's Office, which Plan shows a 100 foot minimum building set back line from Windrowe Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Subject to the rights of ingress and egress to a cemetery located south of subject property.

This is improved property, known as 972 Windrowe Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2015.

Jim A. Beasley

State of Tennessee

County of Davidson

On this 31st day of July, 2015, before me the undersigned authority, personally appeared Jim A. Beasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: