THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
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Nashville, TN 37205
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BILL GARRETT, Davidson County
Trans:T20150069839 DEEDWARR
Recvd: 08/19/15 10:45 2 pgs
Fees:13.00 Taxes:740.00
20150819-0083483

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $200,000.

AFFIANT

Subscribed and sworn to before me this 17 day of August, 2015.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Christian J. Beeler 7159 Douglas Road Joelton, TN 37080	SAME	Map 14 Parcel 68.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

JOYCE ANN FELTS, an unmarried person

herein referred to as "Grantor", have bargained and sold, and by these presents do hereby transfer and convey unto

CHRISTIAN J. BEELER, an unmarried person

herein referred to as "Grantee", Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to wit:

Beginning at a point 1414.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 82 deg. 10 min. west a distance of 870.0 feet to a point; thence north 2 deg. 00 min. west 140.0 feet to a point; thence south 82 deg. 35 min. east 895.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 151.0 feet, to the point of beginning, and containing 2.9 acres, more or less.

Being the same property conveyed to **CHARLES R. FELTS and Wife, JOYCE ANN FELTS,** by deed from **BETTY L. FELTS GAMBLE and husband, J. W. GAMBLE, JR.**, of record in Book 5074, page 103, dated August 7, 1976, said Register's Office. The said **CHARLES R. FELTS** having died on or about July 10, 2007, leaving the said **JOYCE ANN FELTS** as the surviving tenant by the entirety.

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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2015 (which have been prorated and assumed by Grantee) and subsequent years.

2. Restrictive Covenants contained in deed of record in Book 3905, page 151, said Register's Office.

BEING improved property, known as 7159 Douglas Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

POSSESSION to be given to Grantee on August 19, 2015.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17 day of August, 2015.

JOYCE ANN FELTS

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 bargainor, **Joyce Ann Felts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of August, 2015.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY