Prepared by: John G. Doak, Sr., Attorney, TBA 2343, 2525 -A Lebanon Pike, Nashville, TN 37214

GENERAL WARRANTY DEED

From: **Heirs at law of Blythe Core Watkins, deceased intestate (11/10/1973)**
To: Dwight L. Beard and wife Darlene E. Beard
Property Address: 2810 Foster Ave, Nashville, TN 37210

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Send Tax Bills To: Beard Property Maintenance, Inc.
Address 2808 Foster Ave, Nashville, TN 37210

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Davidson County DEEDWARR
Recvd: 12/23/15 13:26 2 pgs
Fees:13.00 Taxes:488.40
20151223-0129265

Map & Parcel #119.090 189.00

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STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is: $132,000.00

Sworn to and subscribed before me on

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires: 9/10/2018

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For and in consideration of the sum of One Hundred Thirty-Two Thousand Dollars ($132,000.00) paid by Grantees, Dwight L. Beard and wife Darlene E. Beard. to the Grantors, the heirs at law of Blythe Core Watkins deceased (11/10/1973), to wit: David Charles Watkins, Vickie Lynn Spickard, William Blythe Watkins, and Lisa Gaye Watkins who have this day bargained & sold and hereby transfer and convey unto Grantee, Dwight L. Beard and wife Darlene E. Beard, their heirs successors and assigns, the following described real property located in Davidson County Tennessee.

Being the south 37 Feet of Lot 17, all of Lot No. 18, and the Northerly 13 Feet of Lot 19 on the Map of Parkway Subdivision of record in book 974, page 62, Registers Office for Davidson County, Tennessee.

Said Lots and said parts of said Lots adjoin and front together, 100 Feet on the easterly side of Foster Avenue, formerly Akin Avenue, now widened, and run back between lines 181 feet, more or less, on the northerly line of part of lot 17, and 173.5 feet, more or less, on the southerly line of part of Lot 19, to a dead line on which they measure 100 feet.

Being property conveyed to heirs of Blythe C. Watkins, heirs being David Charles Watkins, Vickie Lynn Spickard, William Blythe Watkins, and Lisa Gaye Watkins by Affidavit of Heirship dated 12/21/2015, recorded at Instrument 20151223-0129264 in the said Register's Office.

Being property formerly conveyed to Blythe C. Watkins by deed from Ruth T Jacobs of record in Book 2481, page 229 Registers Office for Davidson County, Tennessee [NOTE]: Blythe Core Watkins died intestate on 11/10/1973, leaving his wife Judith Lee Watkins (who died 9/26/2014) and their four children, David Charles Watkins, Vickie Lynn Spickard, William Blythe Watkins, and Lisa Gaye Watkins, surviving.

This is improved real property, also known as 2810 Foster Avenue, Nashville, TN 37210

To have and to hold the same with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Dwight L. Beard and wife Darlene E. Beard their heirs, successors, and assigns, and we covenant that we are lawfully seized and possessed of the same in fee simple, that we have a good right to convey it and that the same is unencumbered, except for matters shown on the plan of record in Book 974 page 62, plus a Dedecation of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4365 page 295 and the 2015 Metro property taxes in the amount of $1,323.20 which are being prorated and will be paid by the closing attorney as part of the closing; and,

Grantors further covenant and bind themselves, heirs, and personal representatives, to warrant and forever defend the title to said real property to Grantees, successors, and assigns, against the lawful claims of all persons, whomsoever.

In witness whereof, Grantors who are the heirs at law of Blythe Core Watkins have hereunto set their hand/s (effective on) __/__/2015

David Charles Watkins

Vickie Lynn Spickard,

Lisa Gaye Watkins 12-21-15
Lisa Gaye Watkins

William Blythe Watkins,

STATE OF TENNESSEE

Personally appeared before the undersigned, a Notary Public in and for Tennessee, the above named Grantors, David Charles Watkins, Vickie Lynn Spickard, Lisa Gaye Watkins, and William Blythe Watkins who furnished satisfactory proof of identity, and swore to and subscribed the within instrument and acknowledged that they and each of them, had executed the same for the purposes therein contained and as their own free act and deed (effective on) 12/21/2015.

Witness my hand and Official seal/stamp at office in Davidson County, Tennessee on 12/21/2015.

Commission Expires on: ~~11/15~~ 9/10/2018 / 20 16

Certificate of Authenticity

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY