BILL GARRETT, Davidson County
Trans:T20160005033 DEEDWARR
Recvd: 01/20/16 09:11 2 pgs
Fees:13.00 Taxes:555.00



20160120-0005509

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lovell Properties, LLC	**Same as New Owner**	**091-13-0-098-00**
4705 Alabama Avenue		
Nashville, TN 37209		

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That **Betty Binkley Beckham, also known as Betty Joe Beckham,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Lovell Properties, LLC** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED,** and by these present do **GRANT, SELL AND CONVEY,** unto the Grantees that certain tract or parcel of real property situated in **Davidson County, Tennessee,** described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Lying in Davidson County, Tennessee, being Lot No. 17 on the Plan of E.T. Brown of record in Plat Book 332, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee Morton and Betty Binkley Beckham by Trustee's Deed from Tom G. Coleman, Jr., Trustee of record in Book 4016, page 316, Register's Office for Davidson County, Tennessee, dated May 2, 1966 and recorded on May 13, 1966, the said Lee Morton Beckham, also known as Lee Morton Beckham, Jr., having departed this life on October 27, 2010, the property herein described passing by operation of law to his spouse, Betty Binkley Beckham also known as Betty Joe Beckham.

Being also known as 512 Eastboro Drive, Nashville, Tennessee 37209-1838

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, their successors and assigns, forever, subject to those matters as set forth herein.

The Grantor covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns,

to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 29th day of **December, 2015.**

Betty Binkley Beckham, also known as Betty Joe Beckham By Randy Beckham Her attorney in fact

Betty Binkley Beckham, also known as Betty Joe Beckham
By Randy Dewayne Beckham her attorney in fact

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, **Betty Binkley Beckham, also known as Betty Joe Beckham, by Randy Dewayne Beckham, her attorney in fact,** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 29th day of **December 2015.**

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$150,000.00**.

Sworn to and subscribed before me this 29th day of **December, 2015.**

Affiant

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018