Davidson County DEEDWARR
Recvd: 07/05/16 09:02 3 pgs
Fees:18.00 Taxes:721.50
20160705-0068099

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 9056-643

ADDRESS NEW OWNER:
Akira Oya
1001 Esturbridge Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MAP **150**
GROUP **04-0**
PARCEL **145.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrell Glenn Beaty, individually and as Executor of the Estate of Danny Ray Beaty** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Akira Oya and wife, Angela L. Oya**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 643 on the Plan of Kensington of Priest Lake Phase III, Revised of record in Plat Book 6900, page 236, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Danny Ray Beaty by deed from Michael C. Horton and wife, Carmen E. Horton dated February 21, 2002, of record as Instrument No. 20020228-0025308, Register's Office for Davidson County, Tennessee. Danny Ray Beaty died on December 11, 2015. Darrell Glenn Beaty is the executor and sole devisee of his will, of record in Case No. 16-P-51, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1001 Esturbridge Court, Antioch, Tennessee 37013. Possession is to be given on June 30, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 30th day of June, 2016.

Darrell Glenn Beaty

Darrell Glenn Beaty, individually and as Executor of the Estate of Danny Ray Beaty

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Darrell Glenn Beaty, individually and as Executor of the Estate of Danny Ray Beaty**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2016.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2/6/2019

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20