This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP 148-16 Parcel 54

SEND TAX BILLS TO:

Same as New Owner

NAME AND ADDRESS OF NEW OWNERS:

Stephen Shane Beecham & Renee L. Beecham
9709 Old Nashville Hwy
Smyrna, TN 37167

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20160091976 DEEDWARR
Recvd: 10/18/16 14:58 2 pgs
Fees:13.00 Taxes:518.00
20161018-0110140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND ($140,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged; **CHARLES GOAR** and wife, **NETTIE SUE TOWNSEND GOAR**, the undersigned, have bargained and sold and do hereby transfer and convey unto **STEPHEN S. BEECHAM** and wife, **RENEE L. BEECHAM**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Steve Draper, dated August 30, 1963, as follows, to wit:

Beginning at a point in the westerly margin of NC & ST L Railroad, now L & N Railroad, said point being 97.3 feet from C. B. Hammonds' north-east corner 25 feet from the center of the main tract of the NC & ST L Railroad; thence north 36° west 97.4 feet to a point; thence south 57° west 153.3 feet to a point; thence south 36° east 105.3 feet to a point; thence north 54° east 151.5 feet to the point of beginning, and containing .38 acres, more or less.

Included in the above described property but expressly excluded therefrom is a 15-foot alley or right-of-way lying on the westerly portion of said property. Also conveyed herewith is the use of the right-of-way of a 15-foot alley leading to the tract of land conveyed to Grady P. Ghee, Sr. and wife, Era Bennett Ghee, by deed of record in Book 3614, page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Goar and wife, Nettie Sue Townsend Goar, by deed from Grady P. Ghee, Sr. and wife, Era Bennett Ghee, on July 13, 1973 of record in Book 4731, Page 921, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to easement of record in Instrument No. 201401140003779, of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4817 Goodwin Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s) herein, their heirs and assigns, forever.

AND Grantors do covenant with the said Grantees herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2016 property taxes are being prorated between the parties hereto, the Grantors assuming payment thereof.

AND, Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee(s) herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee(s) with delivery of deed.

WITNESS OUR HANDS this 14th day of October, 2016.

Charles Goar

Nettie Sue Townsend Goar

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **CHARLES GOAR and wife, NETTIE SUE TOWNSEND GOAR**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 14th day of October, 2016.

Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 14th day of October, 2016.

Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 8/16/2020