WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2017

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald L. Beard	Ronald L. Beard	Parcel ID:
5301 Buena Vista Pike	5301 Buena Vista Pike	05909014400
Nashville, TN 37218	Nashville, TN 37218	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Phyllis Beard, Administratrix of The Estate of Oberta Nixon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ronald L. Beard and wife, Phyllis L. Beard

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2 on the Plan of the Addition to Treppard Heights, Section 7, as of record in Book 4350, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oberta Nixon by deed from Cumberland Builders, Inc., of record in Book 4529, Page 285, dated August 11, 1971, Register's Office for said County. The said Oberta Nixon died intestate December 14, 2011. The Grantor herein executes this instrument as Administratrix of the Estate of Oberta Nixon pursuant to the authority granted by the court order of record in Probate Court of Davidson County, Tennessee, File No. 12P-742. See also Heir Affidavits of record in Instrument 20170227-0019184 and 20170227-0019185, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2752, Page 213 amended in Book 2797, Page 183, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4350, Page 63, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3215 Kings Lane, Nashville, TN 37218

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170016761 DEEDWARR
Recvd: 02/27/17 10:38 2 pgs
Fees:13.00 Taxes:229.40
20170227-0019186

Witness my hand this 24th day of February, 2017.

The Estate of Oberta Nixon

BY: Phyllis Beard
Phyllis Beard, Administratrix

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 Phyllis Beard, Administratrix of The Estate of Oberta Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2017.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.