Davidson County DEEDWARR
Recvd: 05/08/17 11:02 3 pgs
Fees:18.00 Taxes:636.40
20170508-0045353

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $172,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2930BB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Theresa A. Lyons	Renasant Bank	058-00-0-173.00
4343 Eatons Creek	2001 Park Place North, Suite 150	
Nashville, TN 37218	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LANARDO K. BEVERLY AND STEPHANIE BIRDINE AND DELORES BEVERLY AND ANGELA EDMONDSON AND LACLOIDIA JOY BEVERLY-POWELL

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THERESA A. LYONS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, being described as follows:

Being a tract or parcel of land lying .on the Westerly side of Eaton's Creek Road and on the Northerly side of the James Putman property. Said tract or parcel of land begins at a point in the Westerly margin of Eaton's Creek Road and runs Southwardly along the Westerly margin of said road 220.0 feet to a point, the common front corners of said parcel and the James Putman property; thence back from said road along a line 89 degrees South 10' West to a point 271.2 feet; thence along a line 6 degrees North 47' West to a point 129.8 feet; thence along a line 20 degrees South 33' West to a point 142.5 feet; thence along a line 86 degrees North 20' East 423.5 feet to a point in the Westerly margin of Eaton's Creek Road, the point of beginning.

Being the same property conveyed to Charles L. Beverly and Jacqueline Lucas Beverly, husband and wife, tenancy by the entirety with right of survivorship by Warranty deed from Wayne W. Reeves and wife, Anna N. Davis-Reeves of record in Instrument No. 20080702-0068472 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 02, 2008. The said Jacqueline Lucas Beverly died July 4, 2013, leaving Charles L. Beverly aka Charles Leon Beverly as tenant by the entirety. The said Charles L. Beverly aka Charles Leon Beverly died intestate on June 14, 2016, his Estate having been opened of record in Docket No. 16P-1412, in the Probate Division of the Circuit Court for Davidson County, Tennessee, his interest in said property vesting in his heirs: Lanardo K. Beverly, Stephanie Birdine, Delores Beverly, Angela Edmondson and LaCloidia Joy Beverly-Powell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to the flow of any creeks, streams, or branches across subject property.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is property known as 4343 Eatons Creek, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 5th day of May, 2017.

LaNardo K. Beverly

Lanardo K. Beverly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LANARDO K. BEVERLY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2017.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

Witness my hand on the 5th day of May, 2017.

Stephanie Birdine by LaNardo K Beverly — Stephanie Birdine Attorney in fact — By: Lanardo K. Beverly, Attorney in Fact

Angela Edmondson by LaNardo K. Bev — Angela Edmondson Attorney in fact — By: Lanardo K. Beverly, Attorney in Fact

Delores Beverly by LaNardo K. Beverly — Delores Beverly Attorney in fact — By: Lanardo K. Beverly, Attorney in Fact

LaCloidia Joy Beverly-Powell by LaNardo Beverly — LaCloidia Joy Beverly-Powell Attorney in fact — By: Lanardo K. Beverly, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LANARDO K. BEVERLY, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of STEPHANIE BIRDINE, DELORES BEVERLY, ANGELA EDMONDSON, AND LACLOIDIA JOY BEVERLY-POWELL, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for STEPHANIE BIRDINE, DELORES BEVERLY, ANGELA EDMONDSON, AND LACLOIDIA JOY BEVERLY-POWELL, and is authorized by STEPHANIE BIRDINE, DELORES BEVERLY, ANGELA EDMONDSON, AND LACORDIA JOY BEVERLY-POWELL, to execute this instrument on their behalf.

Witness my hand and official seal, this 5th day of May, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 17-2930BB

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

