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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170041913 DEEDWARR
Recvd: 05/17/17 10:43 2 pgs
Fees: 13.00 Taxes: 444.00
20170517-0048829

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: May 3, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rocky Thomas Beaty and Israel E. Alguindigue	Rocky Thomas Beaty and Israel E. Alguindigue	03800016600
(NAME) 929 Sherman Avenue	(NAME) 929 Sherman Avenue	
(ADDRESS) Evanston, IL 60202	(ADDRESS) Evanston, IL 60202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard E. King and wife, Carole B. King,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rocky Thomas Beaty and Israel E. Alguindigue, a married couple**, State of Tennessee, described as follows, to-wit:

Tract I

LAND in the 2nd Civil District of Davidson County, being Lot 4 on the Plan of the Grady Lane Subdivision, not of record, described according to a survey by M & K, Inc., Frank V. Neeley, Surveyor, No. 1493, dated February, 1989, described as follows:

BEGINNING at an iron pin in the easterly margin of Grady Lane, a private road, said pin being the northwest comer of Lot No. 3 on the unrecorded plat of the Grady Lane Subdivision; thence N 40° 07' 28" W, 397.61 feet to an iron pin; thence, along a curve to the right (I = 12 degrees 35' 44"; R = 380.85 feet) a distance of 83.72 feet to an iron pin; thence, along a curve to the right (I = 52 degrees 32' 46"; R = 25.0 feet) a distance of 22.93 feet to an iron pin; thence, along a curve to the left (I = 109 degrees 05' 34"; R = 50.0 feet) a distance of 95.20 feet to an iron pin; thence, N05° 55' 28" E, 327.07 feet to an iron pin; thence, S84 degrees 53' 05" E, 135.78 feet to an iron pin; thence, S 36 degrees 37' 02" E, 671.78 feet to an iron pin; thence, S 39 degrees 15' 11" E, 38.0 feet to an iron pin; thence S 49 degrees 52' 32" W, 327.41 feet to the point of beginning, containing 5.46 acres, more or less.

BEING the same property conveyed to Richard E. King and wife, Carole B. King by deed from Floyd A. Detchon and wife, Ruth C. Detchon of record in Book 9972, Page 427, Register's Office for Davidson County, Tennessee.

Tract II

Beginning at an iron pin in the westerly margin of Grady Lane, a private road, said pin being the northeast corner of Lot No. 2 on the Plan of Grady Lane Subdivision, not of record; thence S 83° 28' 55" W, 359.78 feet to an iron pin; thence N 30° 39' 30" W, 384.74 feet to an iron pin; thence N 02° 37'4 5" W 112.78 feet to an iron pin; thence S 88°37' 43" E, 547.97 feet to an iron pin; thence S84 degrees 52' 05" E, 100.0 feet to an iron pin; thence S 05° 55 '28" W. 327.07 feet to an iron pin in the northerly margin of the cul-de-sac at the terminus of Grady Lane; thence with the margin of Grady Lane along a curve to the left (I=102 degrees 26' 33"; R =50.0 feet) a distance of 89.40 feet to the point of beginning, containing 5.20 acres, more or less.

Being part of the same property conveyed to Richard E. King and wife, Carole B. King by deed date August 15, 1990 from Floyd A. Detchon and wife, Ruth C. Detchon of record in Book 8178, Page 309, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Grady Lane, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 15th day of May, 2017.

Richard E. King

Carole B. King

State of Tennessee
County of Davidson

Personally appeared before me Richard E. King and Carole B. King, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-ALG-5065

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN