WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050643 DEEDWARR
Recvd: 06/14/17 09:22 2 pgs
Fees:13.00 Taxes:573.13

20170614-0059500

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frank Newsom, II	New Owner	Map 095-10-0 Parcel 116.00
3135 Aidan Lane		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marilyn Sue Davis, Devisee under the Last Will and Testament of Marcia P. Beshears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank Newsom, II

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 part of Lot No. 97 on the Plan of Cloverdale, Section II, and Revision Lots 21 and 22 Section I, as of record in Book 2133, Page 58, Register's Office for said County.

Beginning at a point in the westerly margin of Larimore Drive at the corner of Lots 96 and 97; thence westwardly with the line between lots 236.2 feet to a point; thence northwestwardly 163.7 feet to a point; thence northeastwardly 60.7 feet to a point in the south margin of Wanda Drive; thence eastwardly with the margin of the same and the curve of the same 188.8 feet to a point, the beginning of a curve; thence southeastwardly around said curve 39.3 feet to a point in the west margin of Larimore Drive; thence with the margin of the same southwardly 141.6 feet to the beginning.

Included but excluded are Tracts I and II in the Deed of record in Book 5034, Page 839, said Register's Office, as stated below:

TRACT I: Commencing with a point in the southern line of the plan of Cloverdale Subdivision and the common corner of Lots 97 and 96; thence N. 28° 27' W. 121.7 feet to a point, the point of beginning; thence with the same line N. 28° 27' W. 42.0 feet to a point; thence N. 25° 30' E. 25.5 feet to a point; thence in the southerly direction and with a curve to the left having a radius of 2714.85 feet and a length of 60.62 feet to the point of beginning. Said tract containing 428 square feet.

TRACT II: Commencing with a point in the southern line of the plan of Cloverdale Subdivision and the common corner of Lots 97 and 96; thence N. 28° 27' W. 163.7 feet to a point; thence N. 25° 30' E. 57.7 feet to a point, the point of beginning; thence with the same line N. 25° 30' E. 3.0 feet to a point in the southern right-of-way of Wanda Drive; thence with said right-of-way eastwardly and with a curve to the left having a radius of 476.1 feet and a length of 9.0 feet to a point; thence westerly and with a curve to the left having a radius of 25.0 feet and a length of 10.62 feet to the point of beginning. Said Tract containing 8.0 square feet.

Being part of the same property conveyed to Denver W. Jenkins and wife, Marcia P. Jenkins, by Deed dated April 15, 1954 from Mayfair Homes, Inc., of record in Book 2273, Page 575, Register's Office for Davidson County, Tennessee. The said Denver W. Jenkins and Marcia P. Jenkins (now known as Marcia P. Beshears) having died. The said Denver W. Jenkins having predeceased Marcia P. Jenkins on November 14, 1989. The said property was vested in Marcia P. Jenkins, as surviving tenant by the entirety. Marcia P. Jenkins having since re-married to Burnice Eugene Beshears, and the said Burnice Eugene Beshears having died on December 30, 2010. The said property was vested in Marcia (Jenkins) Beshears. The said Marcia P. Beshears having died on May 13, 2014. Marcia P. Beshears left a Last Will and Testament dated September 6, 2012, and the Will was probated for muniment of title only. The said Marcia P. Beshears having left her entire estate to her sister, Marilyn Sue Davis, by Last Will and Testament filed September 8, 2016, in 16P-1442 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This is improved (__X__) Unimproved (____) property, known as **2201 Larimore Drive, Nashville, Tennessee 37214**

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 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 hand(s) this 12th day of June, 2017.

Marilyn Sue Davis, Devisee

Marilyn Sue Davis. Devisee under the Last Will and Testament of Marcia P. Beshears

STATE OF Illinois)
COUNTY OF Madison)

Personally appeared before me, a Notary Public of said County and State, **Marilyn Sue Davis, Devisee under the Last Will and Testament of Marcia P. Beshears,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ALTON, ILLINOIS 62002 (city), _____ (state), Tennessee, this 12th day of June, 2017.

Karen D. Huff

Notary Public

My Commission Expires: 5/30/2018

KAREN D. HUFF
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
May 30, 2018