D
630

BILL GARRETT, Davidson County
Trans:T20170054909 DEEDWARR
Recvd: 06/27/17 11:13 2 pgs
Fees:13.00 Taxes:740.00
20170627-0064567

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of June, 2017, by and between Ahnighito P. Drake, a single woman, party of the first part, and Gregory L Beard and Keisha G Beard, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, Page 96, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Hydesdale Land being the common front corner of Lots Nos. 46 and 47; thence easterly 110.0 feet to a concrete monument being a point in a curve; thence around said curve 39.27 feet to a point nit he westerly margin of Drake Wood Lane, thence with the margin of said Lane 105.0 feet southwardly to a point; thence westerly 135.0 feet to a point, thence northwardly 130.0 feet to the beginning.

Being all or part of the same property conveyed to Frank F. Drake and Ahnighto P. Drake by virtue of that certain Warranty Deed dated June 23, 1965, and being of record at Book 3909, Page 62 in the Register's Office of Davidson County, Tennessee. Frankl F. Drake having since deceased on November 5, 2011, leaving Ahnighito P. Drake as sole surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ahnighito P. Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ahnighito P. Drake, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of June, 2017.

Notary Public

My Commission Expires: 9.10.18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Gregory L Beard and Keisha G Beard

Tax Parcel No 069-03-0-101.00

Property Address: 3948 Hydesdale Lane
Nashville, TN 37218

MAIL TAX BILLS TO: GREGORY BEARD

52 VAUGHNS GAP ROAD
NASHVILLE, TN 37205

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 2017.

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017