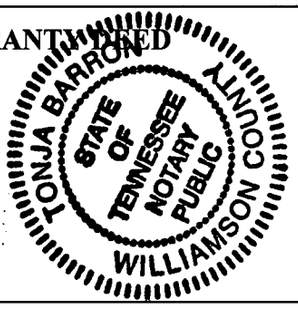
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/2020

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01788-3723B

BILL GARRETT, Davidson County
Trans:T20170066417 DEEDWARR
Recvd: 08/02/17 12:12 3 pgs
Fees:18.00 Taxes:703.00
20170802-0078642

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3723B

NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Barry R. Johns and Liza J. Saturday	New Owner	09206029700
816 31st Avenue North		
Nashville, TN 37209		

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

BARRY R. JOHNS AND LIZA J. SATURDAY, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

Situated in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Easterly side of 31st Ave. North (formerly Home Street) and 160 feet Southerly from an iron pin at the S.E. Corner of 31st Ave. North and Zollicoffer Street S 10 point being where the South line of a 10 foot alley intersects 31st Ave North; thence in an Easterly direction along the Southerly margin of said Alley 224 feet more or less to a dead line, same being the Westerly line of the tract of land sold by Richard S. West to John Henry Buchanan, October 16, 1944 by deed of record in Register's Office for Davidson County, Tennessee, thence in a Southerly direction along the said Westerly line of the Buchanan lot fifty (5O) feet to a point; thence in a Westerly direction along a line 224 feet more or less to a point on 31st Ave. North fifty (50) feet Southerly from the point of beginning. Thence Northerly along the Easterly margin of 31st Ave. North 50 feet to the point of beginning.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Being the same property conveyed to Charles Beverly and wife, Jacqueline L. Beverly by Warranty deed from Theressa Clarinda Holbert Wright, David Randolp Holbert, and Porter Lee Holbert of record in Instrument No. 20110701-0050345 Register's Office for Davidson County, Tennessee, dated June 29, 2011 and recorded on July 1, 2011. Jacqueline Lucas Beverly died on July 4, 2013, leaving Charles L. Beverly aka Charles Leon Beverly as the surviving tenant by the entirety. Charles L. Beverly, having died intestate on June 14, 2016, his interest in said property being vested in his heirs at law: Lanardo K. Beverly, Stephanie Birdine, Delores Beverly, Angela Edmonson and LaCloidia Joy Beverly-Powell, as of record in Docket No. 16P-1412, Circuit Court (Probate Division) for Davidson County, Tennessee.
*LaCloidia Joy Beverly-Powell being one and the same as LaCordia Joy Beverly-Powell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 816 31st Avenue North, Nashville, TN 37209

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 28th day of July, 2017.

LaNardo K. Beverly

Lanardo K. Beverly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Lanardo K. Beverly,with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Witness my hand on the 28th day of July, 2017.

Stephanie Birdine by Attorney in fact LaNardo K. Beverly

Stephanie Birdine

By: Lanardo K. Beverly, Attorney in Fact

Delores Beverly by Attorney in fact LaNardo K. Beverly

Delores Beverly

By: Lanardo K. Beverly, Attorney in Fact

Angela Edmondson by Attorney in fact Lanardo K. Beverly

Angela Edmondson

By: Lanardo K. Beverly, Attorney in Fact

LaCloidia Joy Beverly-Powell by Attorney in fact L. Nardo K. Beverly

LaCloidia Joy Beverly-Powell

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 proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing 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 to be the Attorney In Fact for and authorized to execute this instrument on behalf of Stephanie Birdine, Delores Beverly, Angela Edmondson, and LaCloidia Joy Beverly-Powell.

Witness my hand and official seal, this 28th day of July, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3723B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027