Bill Garrett Davidson County
Batch# 13176 DEEDWARR
10/13/2017 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $314.50
20171013-0105170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF OCTOBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3948B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew Ramer		09206028600
2904 Clifton Ave		
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, STEPHANIE BIRDINE, DELORES BEVERLY, ANGELA EDMONSON, LACLOIDIA JOY BEVERLY-POWELL, OCIE JEAN BEVERLY, KEITH BEVERLY AND PAMELA BEVERLY

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

ANDREW RAMER, A MARRIED MAN

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:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Sam and Emily Lee's Subdivision, as of record in Book No. 421, page 191, Register's for said County, Said Lot No. 17 fronts fifty (50) feet on the Northerly side of Clifton Street and running back between parallel lines 150 feet to the Southerly margin of a ten (10) foot alley, Being the same property that was Owned and Occupied by Sam and Emily Lee (Deceased) and recorded in Book 421, page 191, noted in Note Book 31, page 392.

Being the same property conveyed to Earl T. Beverly and Charles L. Beverly by Quitclaim deed from Earl T. Beverly, Charles L. Beverly and Nonia Beverly of record in Book 10395, page 779, Register's Office for Davidson County, Tennessee, dated March 28, 1997 and recorded on March 31, 1997.

Further being the same property conveyed to Charles L. Beverly, by Quitclaim deed pursuant to divorce, from Myra Beverly of record in Instrument No. 200001100003184 Register's Office for Davidson County, Tennessee, dated October 22, 1999 and recorded on January 10, 2000.

Charles L. Beverly, having died intestate on June 14, 2016, his one-half 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.

Earl T. Beverly, having died intestate on February 26, 2008, his one-half interest in said property being vested in his heirs at law: Ocie Jean Beverly, Keith Beverly and Pamela Beverly.

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 2904 Clifton Ave, 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 10th day of October, 2017.

Lanardo K. Beverly

Stephanie Birdine by Lanardo K. Beverly, Attorney in Fact

Stephanie Birdine by Lanardo K. Beverly, Attorney in Fact
Pursuant to POA of record in Instrument No. 20170802-0078638,
Register's Office for Davidson County, Tennessee.

Delores Beverly by Lanardo K. Beverly, Attorney in Fact

Delores Beverly by Lanardo K. Beverly, Attorney in Fact
Pursuant to POA of record in Instrument No. 20170802-0078640,
Register's Office for Davidson County, Tennessee.

Angela Edmonson by Lanardo K. Beverly, Attorney in Fact

Angela Edmonson by Lanardo K. Beverly, Attorney in Fact
Pursuant to POA of record in Instrument No. 20170802-0078639,
Register's Office for Davidson County, Tennessee.

LaCloidia Joy Beverly-Powell by Lanardo K. Beverly, Attorney in Fact

LaCloidia Joy Beverly-Powell by Lanardo K. Beverly, Attorney in Fact
Pursuant to POA of record in Instrument No. 20170802-0078641,
Register's Office for Davidson County, Tennessee.

Ocie Jean Beverly

Ocie Jean Beverly

Keith Beverly

Keith Beverly

Pamela Beverly

Pamela Beverly

File #: 17-3948B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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 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 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Stephanie Birdine, and is authorized to execute this instrument on her behalf.

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 **Delores Beverly** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Delores Beverly, and is authorized to execute this instrument on her behalf.

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 **Angela Edmondson** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Angela Edmondson, and is authorized to execute this instrument on her behalf.

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 **LaCloidia Joy Beverly-Powell** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for LaCloidia Joy Beverly-Powell, and is authorized to execute this instrument on her behalf.

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Keith 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 for the purposes therein contained.

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this 10th day of October, 2017.

My Commission Expires: 12.03.19 Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

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

