185,000.00

WARRANTY DEED

Bill Garrett
Batch# 41497
12/27/2017 11:37:42 AM
Fees: $13.00 Taxes: $684.50

Davidson County
DEEDWARR
2 pgs

20171227-0131177

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2021

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Forrest Beckham	Robert Forrest Beckham	053-11-0-079.00
(NAME)	(NAME)	
137 Park Circle	137 Park Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Anyole Properties, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Forrest Beckham and Mary Catherine Sobol Beckham, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 9 of Block "B" on the Map of Subdivision No. 3 of Life & Casualty Insurance Company's property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 of Block "B" fronts 60 feet on the northeasterly side of Park Circle and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Anyole Properties, Inc. by Warranty Deed dated 06/28/2017 from James Ronald Morrison, a single person of record in Instrument 20170703-0067006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per plat at Book 974, Page 11; Easement of record in Book 1003, Page 51, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 137 Park Circle, Old Hickory, TN 37138
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 this 21st day of December, 2017.

ANYOLE PROPERTIES, INC., A TENNESSEE CORPORATION

April Marie Bates

April Marie Bates, Member and Authorized Agent

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, April Marie Bates with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member and Authorized Agent of Anyole Properties, Inc., a Tennessee corporation and that she as such Member and Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Member and Authorized Agent.

WITNESS my hand and seal this 21st day of December, 2017.

Tracey Trumphour

Notary Public _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-17-137