WARRANTY DEED

Bill Garrett Davidson County
Batch# 87011 **DEEDWARR**
05/01/2018 10:31:43 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180501-0040957

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Jeffrey Martin Beaver	BancorpSouth Bank	075040137.00
(NAME)	(NAME)	
412 Yvonne Court	5217 Maryland Way, Suite 402	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Brentwood, TN 37027	
(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, we, **Glen Roger Black and Leigh Dianne Todd, tenants in common and Joanne C. Black, unmarried, as to her life estate and any and all interest she may have in said property**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Martin Beaver and Deborah Dillard Beaver, 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, being all of Lot No. 348 on the Plan of Section Six, Tulip Grove of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glen Roger Black and Leigh Dianne Todd, tenants in common by Quit Claim Deed from Joanne C. Black, unmarried, dated 04/23/2014 recorded 05/13/2014, of record in Instrument No. 20140513-0041002, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joanne C. Black by Quit Claim Deed from Charles Roger Black, dated 03/17/1989 recorded 03/29/1989, of record in Book 7803, Page 103, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Roger Black etux, Joanne C. Black by Warranty Deed from N & S Enterprises, dated 10/08/1975 recorded 10/10/1975, of record in Book 4960, Page 601, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 4511, Page 994, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; and (3) Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the 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 513 Saint Paul Drive, Hermitage, TN 37076
(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 our hands this 27 day of April, 2018.

Glen Roger Black

Glen Roger Black

Leigh Dianne Todd

Leigh Dianne Todd

Joanne C. Black

Joanne C. Black

State of Tennessee
County of Wilson

Personally appeared before me Glen Roger Black, Leigh Dianne Todd, and Joanne C. Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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