Bill Garrett Davidson County
Batch# 126985 DEEDWARR
08/09/2018 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20180809-0078740

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of August, 2018.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2018-140-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregg and Rains Building Group, LLC 202 5th Avenue South Franklin, TN 37064-2630	NEW OWNER	Map/Parcel 131-12-0-075

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela Lee Beazley, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregg and Rains Building Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 25 on the Plan of Zenaida Place, not of record, described with reference to said plan as follows:

Beginning at a point in the center of Battery Lane, South 87 1/2 deg. East 234 feet 8 inches, more or less, from the intersection of the center lines of Battery Lane and Glendale Park Road, now Scenic Drive, said beginning point being the southeast corner of property conveyed to John Nolen Rains and wife, by deed from Mrs. Carrie Horton, et al, of record in Book 1553, page 475, Register's Office for said County; thence with the center line of Battery Lane South 87 1/2 deg. East 293.43 feet, more or less, to the southwest corner of the property conveyed to James A. Starkey, Jr. and wife, by deed from Granville E. Horton, et al, of record in Book 1684, page 46, said Register's Office, said corner being at a point located North 87 1/2 deg. West 555.4 feet, more or less, from the southeast corner of said Lot No. 25; thence with the westerly line of said Starkey property, and partly with a fence, North 5 deg. West 301 feet to a stake at the northwest corner of a shed; thence continuing with said Starkey's westerly line, North 10 deg. East 127.1 feet to a point in the southerly line of Lot No. 24, on said plan; thence with the southerly line of said Lot No. 24, North 87 1/2 deg. West 184.6 feet, more or less, to the center line of Glendale Park Road, now Scenic Drive; thence with the easterly line of the aforesaid Rains' property, South 12 deg. West 425 feet to the point of beginning.

Being the same property conveyed to Pamela Lee Beazley, unmarried, by Quitclaim Deed dated September 10, 2003 from Margaret D. Beazley, unmarried, of record in Instrument No. 20030916-0136278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Davidson County taxes for the year 2018, a lien not yet due and payable. Said taxes have been prorated between the parties as of this date, with subsequent's years taxes to be assumed by Grantee. Map 131 12 0

075.00

This is unimproved property known as 1040 Battery Lane, Nashville, TN 37220.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 this 9th day of August, 2018:

Pamela Lee Beazley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of August, 2018, before me personally appeared Pamela Lee Beazley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of August, 2018.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN