WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138312 DEEDWARR
09/10/2018 10:45:28 AM 12 pgs
Fees: $63.00 Taxes: $1,276.50

20180910-0089432

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Pilkinton, Amber Pilkinton, and Amado Torres	Andrew Pilkinton, Amber Pilkinton, and Amado Torres	105 11 0 111.00
(NAME)	(NAME)	
1808 Martin St.	1808 Martin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE **Lillian Baker-Wright and Adrian Lewis and Janice Baker and Yolanda L Gill and Charles Baker and Gloria Linda and Theresa Beasley and Joyce Nelson and Yvette Carter and Anthony L Love and James B Love and Catherine Bester and Evelyn Holmes and NeChelle Day and Davontae Claybrooks, as sole heirs at law of Roberta Beasley,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Pilkinton and Amber Pilkinton, husband and wife, and Amado Torres, an unmarried man, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 50 feet of the easterly 156 feet of Lot No. 13 on the Plan of Joseph W. Horton Property, as of record in Plan Book 1, Page 44, Chancery Court at Nashville, Tennessee. Said part of said Lot No. 13 fronts 50 feet on the east side of Martin Street and extends back between parallel lines 156 feet to a rear line measuring 50 feet, the southwest corner of said property being at a point on the east margin of Martin Street at a point 258.9 feet north of its intersection with the north margin of Wedgewood Avenue.

Being the same property conveyed to Charles M. Beasley by Warranty Deed from Allen Slate and wife, Gerroline J. Slate dated July 13, 1976 and recorded August 2, 1976, in Book 5053, Page 157, in said Register's Office for Davidson County, Tennessee.

The said Charles M. Beasley having died on May 2nd, 1998 leaving his wife Roberta Beasley and children James Ronald Beasley and Theresa Denise Beasley as his sole heirs at law.

Further, being the same property conveyed to Roberta Beasley by Quitclaim Deed from James Ronald Beasley and Theresa Denise Beasley, heirs of the Estate of Charles M. Beasley dated October 19, 2000 and recorded November 1, 2000, in Instrument Number 200011010108314, in said Register's Office for Davidson County, Tennessee.

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The said Roberta Beasley having died intestate on December 4, 2008 leaving Dorothy Baker Huff, George Baker, James Beasley, Joyce Nelson, Gloria Linda, Lillian Baker-Wright, Charles Baker, Evelyn Holmes, Theresa Beasley as her sole heirs at law. The said Dorothy Baker -Huff having died intestate June 22, 2008 leaving Yvette Carter, James B. Love, Anthony Love and Yolanda L. Gill as her sole heirs at law. The said George Baker having died intestate on July 12, 2013, leaving his wife Janice Baker and one son George Baker Jr, who died intestate on February 27, 1997, as his sole heirs at law. George Baker Jr., had two surviving heirs, NeChelle Day and Catherine Bester. The said James Beasley having died intestate on February 18, 2017, James had one son who died on February 14, 1999, James Alfred Kelly. The said James Alfred Kelly leaving Davontae Claybrooks and Adrian Lewis as his sole heirs at law.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1808 Martin St., Nashville, TN 37203

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 4th day of September 2018

Lillian Baker-Wright
Lillian Baker-Wright

Adrian Lewis by Lillian Baker-Wright Attorney in Fact
Adrian Lewis by Lillian Baker-Wright Attorney in Fact

Janice Baker by Lillian Baker-Wright Attorney in Fact
Janice Baker by Lillian Baker-Wright Attorney in Fact

Yolanda L Gill by Lillian Baker-Wright Attorney in Fact
Yolanda L Gill by Lillian Baker-Wright Attorney in Fact

Charles Baker by Lillian Baker-Wright Attorney in Fact
Charles Baker by Lillian Baker-Wright Attorney in Fact

Gloria Linder by Lillian Baker-Wright Attorney in Fact
Gloria Linda by Lillian Baker-Wright Attorney in Fact

CR GL by LBW A IF

Theresa Beasley by Lillian Baker-Wright Attorney in Fact
Theresa Beasley by Lillian Baker-Wright Attorney in Fact

Joyce Nelson by Lillian Baker-Wright Attorney in Fact
Joyce Nelson by Lillian Baker-Wright Attorney in Fact

Yvette Carter by Lillian Baker-Wright Attorney in Fact
Yvette Carter by Lillian Baker-Wright Attorney in Fact

YC by LBW A IF

Anthony L. Love by Lillian Baker-Wright Attorney in Fact
Anthony L Love by Lillian Baker-Wright Attorney in Fact

James B. Love by Lillian Baker-Wright Attorney in Fact
James B Love by Lillian Baker-Wright Attorney in Fact

Catherine Bester by Lillian Baker-Wright Attorney in Fact
Catherine Bester by Lillian Baker-Wright Attorney in Fact

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Evelyn Holmes by Lillian Baker-Wright Attorney in Fact

Evelyn Holmes by Lillian Baker-Wright Attorney in Fact

NeChelle Day by Lillian Baker-Wright Attorney in Fact

NeChelle Day by Lillian Baker-Wright Attorney in Fact

Davontae Claybrooks by Lillian Baker-Wright Attorney in Fact

Davontae Claybrooks by Lillian Baker-Wright Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lillian Baker-Wright the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2018.

Cheryl M Rodgers

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lillian Baker-Wright as Attorney in Fact for Adrian Lewis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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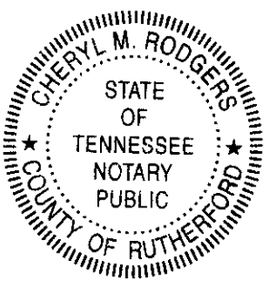
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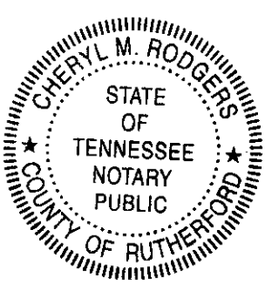
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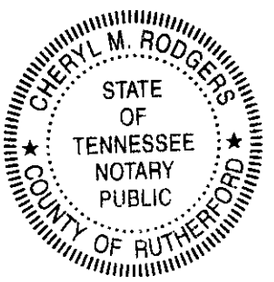
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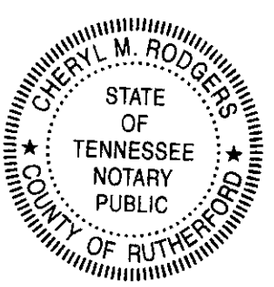
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lillian Baker-Wright as Attorney in Fact for Gloria Linda, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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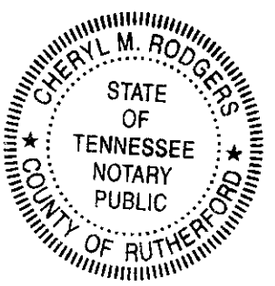
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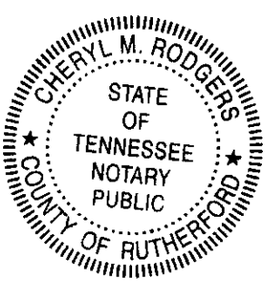
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CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lillian Baker-Wright as Attorney in Fact for Anthony L Love, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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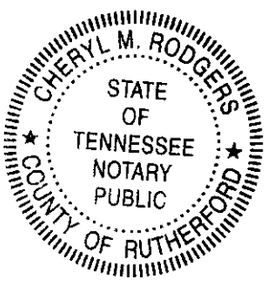
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STATE OF TENNESSEE

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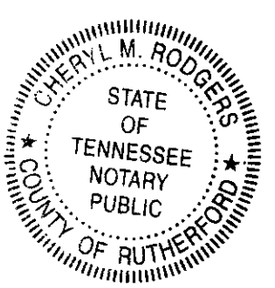
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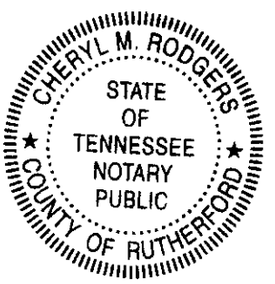
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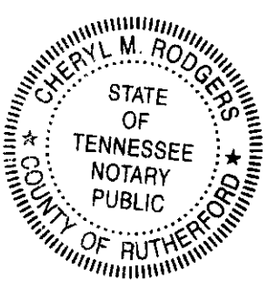
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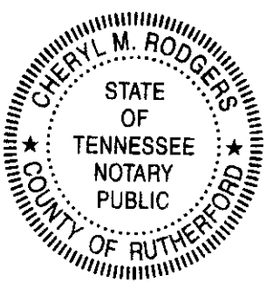
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