

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Brandy Yoman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jessica Bower 827 Neelys Bend Rd Madison, TN 37115	Jessica Bower 827 Neelys Bend Rd Madison, TN 37115	052-06-0-058.00

Karen Y Johnson Davidson County
Batch# 148112 **DEEDWARR**
10/02/2018 04:01:05 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20181002-0097917

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DAVID M. YEARWOOD, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JESSICA BOWER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of Rainbow Terrace, Section II-B, of record in Plat Book 1835, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RODNEY M. BEAKLEY AND WIFE, HELEN C. BEAKLEY, by deed from JAMES D. MCKEOWN AND WIFE, JANE D. MCKEOWN, of record in Book 2299, page 184, dated September 21, 1954, said Register's Office. Being further conveyed to RODNEY M. BEAKLEY AND WIFE, HELEN C. BEAKLEY AND RODNEY M. BEAKLEY, JR., UNMARRIED, AS JOIN TENANTS WITH THE RIGHT OF SURVIVORSHIP, of record in Book 9503, page 97, dated October 13, 1994, said Register's Office. The said

Rodney M. Beakley having since died on or about December 3, 2004, leaving Helen C. Beakley and Rodney M. Beakley, Jr. the surviving tenants. The said Rodney M. Beakley, Jr. having since died on or about May 11, 2013, leaving Helen C. Beakley the surviving tenant. The said Helen C. Beakley having since died intestate on or about July 24, 2017 leaving said property to David M. Yearwood, Jr. as evidenced in Affidavits of Heirship of record in Instrument No. _____ and in Instrument No. _____, said Register's Office.

This improved property is known as 827 Neelys Bend Road, Madison, TN 37115.

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. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 27 day of September, 2018.

David M. Yearwood, Jr., ~~by Aimee D. Bobbit, his Attorney-in-Fact~~

State of Tennessee)
County of Davidson)

On this _____ day of September, 2018, before me personally appeared Aimee D. Bobbit, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David M. Yearwood, Jr., and who acknowledged that she executed the same as the free act and deed of David M. Yearwood, Jr..

Witness my hand and official seal at office, this _____ day of _____, _____.

_____
Notary Public

My commission expires: _____

State of Tennessee)
County of Davidson)

David M. Yearwood, Jr.

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ~~(bargainor's name)~~, the within named 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, at office, this 27 day of SEPTEMBER, 2018.

Aimee Davis Bobbitt
NOTARY PUBLIC
My Commission Expires: 5/4/19

AIMEE DAVIS BOBBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY