Karen Y Johnson Davidson County
Batch# 162282 DEEDWARR
11/19/2018 11:51:48 AM 3 pgs
Fees: $18.00 Taxes: $1,071.89
20181119-0113661

DOUGLAS L. BEETS

TO: *WARRANTY DEED*

CRYSTAL MOORE

THIS WARRANTY DEED OF REALTY, executed as of the 16th day of November, 2018, by Grantor, **Douglas L. Beets, a married man**, to Grantee, **Crystal Moore, an unmarried woman**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Grizzard Manor, Section Three of record in Plat Book 4675, Page 40, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Douglas L. Beets, unmarried, from Mattie Ruth Todd, a widow, by Warranty Deed dated January 30, 1997 and recorded on February 6, 1997 at 10:13 a.m. in Book 10342, Page 102, Register's Office for Davidson County, Tennessee.
>
> Arline Beets joins herein to convey any and all right, title and interest she may have in and to the above described property by virtue of marriage to the Grantor herein.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to all matters as shown on plan of record on Plat Book 4675, Page 40; to Agreement for Dedication of Easement for Sanitary Pumps/Service Lines for Ingress and Egress purposes and Appurtenances of record in Instrument Number 20021028-0131686; and to Easements, Covenants, Notes and setbacks of record in Deed Book 4675, Page 40, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DOUGLAS L. BEETS

ARLINE BEETS

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **DOUGLAS L. BEETS**, the within named bargainor(s), 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 seal at office this the 16th day of November, 2018

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ARLINE BEETS**, the within named bargainor(s), 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 seal at office this the 16th day of November, 2018

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

Property Owners Name
and Mailing Address:

Crystal Moore
1901 Normerle Street
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

Mortgage Research Center, LLC
Dba Veterans United Home Loans
P.O. Box 957
Columbia, MO 65205

Property Address:
1901 Normerle Street
Goodlettsville, TN, 37072

Map and Parcel No.
007-15-0-025.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$289,700.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the **16th day of November, 2018.**

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172