NEW OWNER:
BRIAN BEQUETTE
1504 RUSSELL STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0136

Map & Parcel
083130393.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 208705 DEEDWARR
03/22/2019 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190322-0026282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY RAY ANDERS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRIAN BEQUETTE, a married man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 75 of Block "J" on the Plan of the Subdivision of the Lindsley Home Place, as shown on the plat of the same of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JIMMY RAY ANDERS and wife, LANA JUNE ANDERS by Warranty Deed from Martha M. Prince, dated May 3, 1976, and of record in Book 5021, Page 962, Register's Office for DAVIDSON County, Tennessee. Jimmy Ray Anders and Lana June Anders remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Lana June Anders; therefore, Jimmy Ray Anders is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1504 RUSSELL STREET, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of March, 2019.

JIMMY RAY ANDERS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JIMMY RAY ANDERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2019.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of March, 2019.

NOTARY PUBLIC

My commission expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020