RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911968 50677




**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 241966 DEEDWARR
06/11/2019 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20190611-0056084

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (SD)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

David L Beard Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2019.

Notary Public
NOTARY PUBLIC

My commission expires: 8/11/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David L. Beard Jr<br>1510B Montgomery Avenue<br>Nashville, TN 37207 | Same address as new owner | 071 12 0 259.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLARA STEVENS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID L. BEARD, JR., A SINGLE PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the Minor Subdivision Final Plat of William & Hay Co's - Belle View Subdivision, of record in Instrument No. 20141223-0117177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Clara Stevens, unmarried by Warranty Deed from Steve Scheibe, unmarried and Robert Burns, unmarried, dated 09/09/2015, and recorded in Instrument No. 20150918-0094888, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1510B Montgomery Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of June, 2019.

Clara Stevens by Katherine Stevens, attorney in fact

**CLARA STEVENS BY**
**KATHERINE STEVENS, ATTORNEY-IN-FACT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Clara Stevens, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Katherine Stevens by Power of Attorney granted on 6/4/19 and acknowledged that she executed the same as the free act and deed of the said Clara Stevens.

WITNESS my hand and seal, this the 7th day of June, 2019.

Notary Public
My commission expires: 8/22/22

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# True Copy Certification

I, Julie Dyess, 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.

Julie Dyess

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Debra Loe, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe

Debra Loe, Notary Public

My Commission Expires: 11/08/2022

{Notary' Seal}

