THIS INSTRUMENT PREPARED BY: BECK & BECK, ATTORNEYS
4205 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 242496 **DEEDWARR**
06/12/2019 01:18:39 PM 2 pgs
Fees: $13.00 Taxes: $656.75

20190612-0056470

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,500.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of June, 2019.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

NOTARY PUBLIC

My commission Expires 7/9/2022 .

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Robert L. Farrar & Cynthia R. Farrar	**SAME**	041-12-0-060.00
117 Teresa Drive		
Old Hickory, TN 37138		

For and in consideration of the sum of **177,500** and No/100 Dollars ($177,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARTHA BECK** and husband, **ROBERT B. BECK**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT L. FARRAR** and wife, **CYNTHIA R. FARRAR**, hereinafter called the Grantees, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Being land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Bellshire Estates, Section II, of record in Platt Book 2133, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FRANK L. DAVIS AND JULIA FRANCES DAVIS, as tenants in common, by deed from MARIE J. COLIE, of record in Book 3880, Page 378, dated April 15, 1965, said Register's Office.

Being the same property conveyed to FRANK L. DAVIS AND JULIA FRANCS DAVIS, as tenants in common with rights of survivorship by

quitclaim deed from FRANK P. REYNOLDS, TRUSTEE, of record in Book 5081, Page 638, dated October 7, 1976, said Register's Office. FRANK L. DAVIS, having since died on or about July 27, 1994, leaving JULIA FRANCES DAVIS, as surviving tenant.

Further being the same property conveyed to JULIA FRANCES DAVIS, an unmarried woman, as to an (95% interest), and MARTHA BECK, a married woman, as to an (5% undivided interest), as tenants in common with right of survivorship by quitclaim deed from JULIA FRANCIS DAVIS, an unmarried woman, of record in Instrument No. 20150409-0031371, dated April 8, 2015, said Register's Office. JULIA FRANCES DAVIS, having since died

This is improved property, known as 3916 Thackery Drive, Nashville TN 37207

Said property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Tennessee in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, have 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 7th day of June, 2019.

MARTHA BECK

ROBERT B. BECK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **MARTHA BECK** and **ROBERT B. BECK**, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2019.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires July 9, 2022

My Commission Expires: 7/9/2022