398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 244640 **DEEDWARR**
06/18/2019 08:41:26 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20190618-0058356

R-VRES-19-001603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/

(AFFIX SEAL)

ANGELA YVONNE WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Michael Davis and Yasamin Negahban Davis	NEW OWNER	
(NAME)	(NAME)	**117-16-0-015.00**
1603 N Observatory Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW BEAIRD AND CHRISTY LANGSTON BEAIRD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER MICHAEL DAVIS AND YASAMIN NEGAHBAN DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 90 feet of Lot 67 on the Plan of Section 1, Green Hills of record in Plat Book 547, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of Lot No. 67 fronts 90 feet on the southerly side of Observatory Drive and runs back between parallel lines 162 1/2 feet to a dead line. AND Together with the following tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being more particularly described as follows: Beginning at a PK Nail in the northeast corner of the property conveyed to J.D. Suggs and wife, Katherine Brown Suggs, by deed of record in Book 1046, Page 645, Register's Office for Davidson County, Tennessee, said point being five feet westerly of the northwest corner of Lot 12 on the Resubdivision of Lot 12, 58, 67 of Green Hills Subdivision, Section I, of record in Book 5210, Page 368, said Register's Office; thence with the south right of way of Observatory Drive 25 feet from the centerline of same South 86 degrees 00'00" East 5.00 feet to an iron pin; being the northwest corner of said Lot 12; thence with the westerly line of said Lot 12, South 7 degrees 25' 00" West 110.00 feet to an iron pin, being the southwest corner of said Lot 12; thence with the northerly line of Lot 12a on said Resubdivision of Lot 12, 58, 67 of Green Hills Subdivision, Section 1, North 86 degrees 00'00" West 5.00 feet to a PK Nail in the easterly line of the aforesaid property conveyed to J.D. Suggs and wife, Katherine Brown Suggs, by deed of record in Book 1046, Page 645, said Register's Office; thence with a line common to the easterly line of said property conveyed to Suggs by deed of record in Book 1046, Page 645, said Register's Office, North 7 degrees 25' 00" East 110.00 feet to the point of beginning; said property being the strip of property 5.00 feet in width and 110.00 feet in length, lying adjacent to and between a 110.00 foot portion of the easterly line of the property conveyed to Suggs of record in Book 1046, Page 645, said Register's Office and the westerly line of Lot 12 on the Resubdivision of Lot 12, 58, 67 of Green Hills Subdivision, Section 1 of record in Book 5210, Page 368, said Register's Office.

Being the same property conveyed to Andrew Beaird and Christy Langston Beaird, husband and wife by Warranty deed from Geoffrey H. Brittingham and Amy L. Brown, husband and wife of record in Instrument No. 20120801-0067733 Register's Office for Davidson County, Tennessee, dated July 25, 2012 and recorded on August 01, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 547, Page 128, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 5210, Page 368, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1603 N Observatory Drive, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF JUNE, 2019.

Andrew Beaird

Christy Langston Beaird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW BEAIRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTY LANGSTON BEAIRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212