THIS INSTRUMENT WAS PREPARED BY:

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Karen Johnson Davidson County
Batch# 266271 DEEDWARR
08/02/2019 02:55:07 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20190802-0076771

**ADDRESS NEW OWNERS:**

**RICKY E. RAY**
**CRYSTAL M. RAY**
**199 KNEE ROAD**
**WATERTOWN, TENNESSEE 37184**

**SEND TAX BILLS TO:**

**Same**

**PARCEL ID:** **067-00-0-014.00**
**067-00-0-015.00**

## WARRANTY DEED

**THAT FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **BETSY H. BEARD By and through her duly appointed attorney in fact William Hayes Beard (Instrument Number: 20190802-0076769, Register's Office for Davidson County, Tennessee and DENISE LOVELACE;** hereinafter called the Grantor(s), their successors, have bargained and sold, and by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH** unto **RICKY E. RAY and wife, CRYSTAL M. RAY** the Grantee(s) herein, its successors and assigns, certain tracts or parcels of land located in **DAVIDSON COUNTY**, State of Tennessee, described as follows:

**TRACT 1**

**A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:**

**BEING a lot fronting 200'on the new Hydes Ferry Pike and running back between parallel lines 327'7"and containing 1 1/2 acres, more or less. The said 200'frontage lies Easterly from the Westerly property line Mrs. Mary D. Foster at its intersection with the Northerly right of way line of the new Hydes Ferry Pike and is more particularly described as follows:**

**Beginning at the intersection of the property line between Foster and McDonald, which is Foster's West property line and McDonald's East property line, and the Northerly right of way line of the new Hydes Ferry Pike, and running North 15 deg. West along said property line 327'7", thence North 66 deg. 7'East 200'; thence South 15 deg. - 0'East 327'7"to the Northerly right of way line of the new Hydes Ferry Pike; and thence South 66 deg. - 7'West 200'to the beginning and containing 1 1/2 acres more or less.**

**Being the same property conveyed to H.M. Beard, Sr. and wife, Mattie Belle Bridges Beard by deed from the Davidson County Highway Commission, of record in Book 1072, page 318, dated December 6, 1937, said Register's Office. Mattie Belle Bridges Beard died in 1946 leaving H.M. Beard, Sr. as the surviving**

tenant by the entireties. H.M. Beard, Sr. died intestate on or about August 23, 1959, leaving H.M. Beard, Jr. and Mary Elizabeth Beard as his only heirs-at-law. For further reference see Affidavit of Heirship of record of record as Instrument No. 20190802-0076770, said Register's Office.

Mary Elizabeth Beard has since married Neil C. Watson and is now known as Mary Elizabeth Watson. Mary Elizabeth Watson died testate on or about December 26, 2007, devising her interest in said property to Neil C. Watson, by will of record in Docket No. 19P48 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Neil C. Watson died testate on or about May 16, 2015, devising his one-half undivided interest in said property to Denise Lovelace by will of record in Estate No. FI-2015-0000984 in the Circuit Court of Fairfax County, Virginia (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088792, said Register's Office. An order of probate for muniment of title was filed in Docket No. 17P1252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088791, said Register's Office.

H.M. Beard, a/k/a Hayes Beard, has conveyed his one-half undivided interest in said property to the Hayes & Betsy Beard Revocable Living Trust by deed of record in Book 9959, page 83, said Register's Office. Betsy H. Beard as Trustee of the Hayes & Betsy Beard Revocable Living Trust has conveyed said one-half undivided interest in said property to Betsy H. Beard by Quitclaim Deed of record as Instrument No. 20070312-0030293, said Register's Office.

TRACT 2

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of U. S. Highway No. 43 at the intersection of the northerly margin of said Highway and the western boundary line of the property conveyed to R. D. Hyde; thence with the western boundary line of the said Hyde Property; north 20 deg. 13'west 1570 feet to a point and north 21 deg. 12'west 522.3 feet to the center of Back Creek; thence with the center of Back Creek, south 53 deg. 02'west 336.3 feet to a point, south 62 deg. 39'west 171.6 feet to a point in the eastern boundary line of a tract of land conveyed to Douglas McDonald; thence with the eastern boundary line of said McDonald's property, south 22 deg. 11'east 583.4 feet to a point and south 19 deg. 29'east 1058 feet to the northwest corner of another tract of land conveyed to Douglas McDonald; thence with the northern boundary line of the property owned by McDonald and H. M. Beard, north 62 deg. 06'east 444 feet to Beard's northeast corner; thence with the eastern boundary line of said Beard's tract of land, south 19 deg. 22'east 327 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said highway, north 62 deg. 06'east 486 feet to the beginning, containing 39 acres, more or less.

Being the same property conveyed to H.M. Beard, Sr. and wife, Elizabeth Beard, by deed from Samuel Foster, Carrie Foster Rassmussen and Mabel Foster Elliott, Marion Lunda and Fred Lunda, of record in Book 1756, page 126, dated August 1, 1949, said Register's Office. H.M. Beard, Sr. died on or about August 23, 1959, leaving Elizabeth Beard as the surviving tenant by the entirety. Elizabeth Beard conveyed said property to H.M. Beard, Jr. and Mary Elizabeth Beard, reserving unto herself a life estate, by deed of record in Book 2965, page 69, dated October 6, 1959, said Register's Office. Elizabeth Beard has subsequently died, thereby extinguishing her life estate.

H.M. Beard, a/k/a Hayes M. Beard, Jr. and Betsy Beard, have conveyed his interest in said property to The Hayes and Betsy Beard Revocable Living Trust,

**by Quitclaim Deed of record in Book 9959, page 85, dated February 13, 1996, said Register's Office. Betsy H. Beard, Trustee of The Hayes and Betsy Beard Revocable Living Trust, has conveyed said one-half undivided interest in said property to Betsy H. Beard, by Quitclaim Deed of record as Instrument No. 20070312-0030294, dated March 9. 2007, said Register's Office.**

**Mary Elizabeth Beard has since married Neil C. Watson and is now known as Mary Elizabeth Watson. Mary Elizabeth Watson died testate on or about December 26, 2007, devising her interest in said property to Neil C. Watson, by will of record in Docket No. 19P48 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.**

**Neil C. Watson died testate on or about May 16, 2015, devising his one-half undivided interest in said property to Denise Lovelace by will of record in Estate No. FI-2015-0000984 in the Circuit Court of Fairfax County, Virginia (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088792, said Register's Office. An order of probate for muniment of title was filed in Docket No. 17P1252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088791, said Register's Office.**

[redacted]

**THIS IS IMPROVED PROPERTY KNOWN AS: 5250 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218 & 5258 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218.**

**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 successors assigns, forever; and they do covenant with the said Grantee(s) that they 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 they do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS my hand this the 17 day of July 2019.**

Denise Lovelace

**DENISE LOVELACE**

STATE OF Virginia )
COUNTY OF Fairfax )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, Ronald Searles, Seller(s) 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 purpose therein contained.

Witness my hand and official seal at Springfield VA this the 17 day of July 2019.

Lisa L Basista
Notary Public

My Commission Expires: 4/30/2023

LISA L. BASISTA
COMMONWEALTH OF VIRGINIA
#258241
COMMISSION EXPIRES
4/30/2023
NOTARY PUBLIC

William H. Beard POA Betsy Beard

**BETSY BEARD**
**By Attorney-in-Fact**
**William Hayes Beard** [redacted] #20190802-0076769 (RODC)

STATE OF TENNESSEE )
COUNTY OF CHEATHAM )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, Ronald Searles, Seller(s) 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 purpose therein contained.

Witness my hand and official seal at ASHLAND CITY this the 31 day of July 2019.

Notary Public My Commission Expires: 7/12/22

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF CHEATHAM )

As required by *Tennessee Code Annotated Section 67-4-409 a (4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **TWO HUNDRED EIGHTY THOUSAND DOLLARS ($280,000.00)**.

Ricky Ray
RICKY E. RAY, AFFIANT

Crystal M Ray
CRYSTAL M. RAY, AFFIANT

Sworn and subscribed before me, this the 31 day of July 2019.

Notary Public My Commission Expires: 7/12/22

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.