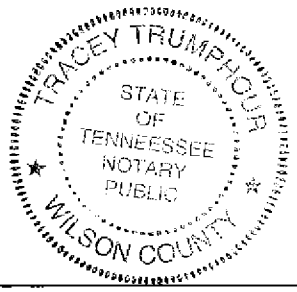
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nelson Andrew Beck | Nelson Andrew Beck | 043-01-0-137.00, 043-01-0-079.00 and 043-01-0-084.00 |
| (NAME) | (NAME) | |
| 1207 Pierce Road | 1507 Hudson Road | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we **Ruby Lee Grant, a widow,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nelson Andrew Beck and Christal Dawn Beck, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 14, 15, 18 & 19, on the Resubdivision of Dixie Pure Food Co's Subdivision as of record in Plat Book 421, Page 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, Et Ux, Mary A. Smith, dated 05/16/1979 and recorded 05/18/1979, of record in Book 5437, Page 571, Register's Office for Davidson County, Tennessee. (Lots 18 & 19)

Being part of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, ET UX, Mary A. Smith, dated 05/16/1979 and recorded 05/18/1979, of record in Book 5437, Page 574, Register's Office for Davidson County, Tennessee. (Lots 14 & 15)

Being the same property conveyed to Grant, Ruby Lee by Decree for Redemption from G CO Investments LLC, dated 05/09/2016 and recorded 06/13/2016, of record in Instrument 201606130059581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Love by Quitclaim Deed from Ruby Lee Grant, dated 08/09/2018 and recorded 07/17/2019 of record in Instrument 201907170069960, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 275678 DEEDWARR
08/23/2019 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190823-0084934

Being the same property conveyed to Ruby Lee Grant by Quitclaim Deed from Deborah Love, dated 08/05/2019 and recorded 08/08/2019 of record in Instrument 201908080079096, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 421, Page 30, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication Easement recorded in Book 7825, Page 543, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☒ 1207 Pierce Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of August, 2019.

By: Ruby Lee Grant By: Deborah Love, Attorney-In-Fact Date: 8/22/19

Ruby Lee Grant
By: Deborah Love, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Deborah Love, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Ruby Lee Grant aka Ruby L. Grant, and who executed the same as her free act and deed, by virtue of a Power of Attorney, duly executed and recorded at Instrument Number 201908230084933, said Register's Office.

Witness my hand and official seal this 22nd day of August, 2019.

Tracey Trumphour
NOTARY

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY