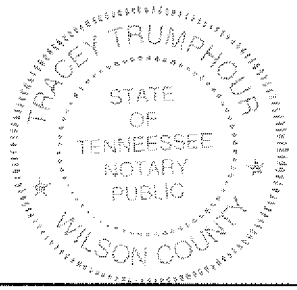
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH 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
Annette Pilote	Annette Pilote	05316005700
(NAME) 3618 Old Hickory Blvd	(NAME) 3618 Old Hickory Blvd	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 280830 DEEDWARR
09/05/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20190905-0089627

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 **Robert Stokes Beasley, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert Dee, a married man, Annette Pilote, an unmarried woman and Jimmy Dalton, a married man, as joint tenants with rights of survivorship,** 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:

Being a part of Lot 17, Section Two of Life and Casualty Insurance Company Subdivision, as recorded in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly line of Old Hickory Boulevard, where the same in intersected by the Lots 17 and 18, on the above mentioned map; and running thence northerly along the common line of Lots 17 and 18, a distance of 270 feet; thence easterly and parallel to the north line of Old Hickory Boulevard, a distance of 10 feet; thence southerly and parallel to the first course; a distance of 270 feet to the north line of Old Hickory Boulevard; thence westerly and along the north line of Old Hickory Boulevard, a distance of 10 feet to the point or place of beginning. This tract is intended to lie along and adjoin a tract previously transferred to W.T. Jackson and wife, Alma Jackson, to E.R. Vardell and wife, Eva B. Vardell.

Being the same property conveyed to Harry S. Overbey and wife, Ethel W. Overbey by Warranty Deed dated 07/19/1995 from E. B. Vardell, of record in Book 9735, Page 872, as affected by Deed of Correction of record in Book 11320, Page 927, Register's Office for Davidson County, Tennessee. The said Harry S. Overbey, died on 12/19/1998, leaving the said Ethel W. Overbey the sole surviving tenant by the entirety.

Being the same property conveyed to Jean Overbey Beasley, an unmarried woman by Quitclaim Deed dated 04/06/1999 from Ethel W. Overbey, an unmarried woman, of record in Book 11484, Page 194, Register's Office for Davidson County, Tennessee.

The said Jean Overbey Beasley died testate on 12/09/2001, devising subject property to Robert Stokes Beasley, as evidenced in File No. 01P-1970, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to (1) All matters shown on the plat of record in Plat Book 843, Page 56, in the 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 ☒ 3800 Old Hickory Boulevard, Old Hickory, TN 37138

(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 27th day of August, 2019.

Robert Stokes Beasley

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 Robert Stokes Beasley, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2019.

Notary Public:
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