Karen Johnson Davidson County
Batch# 334216 DEEDWARR
12/26/2019 08:48:44 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20191226-0132795

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$175,000.00

James J Reese

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December, 2019

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
James Reese, Jr. 8444 Merrymount Drive Nashville, TN 37221	Same	GROUP 06 0 PARCEL 245.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William A. Beckham and Linda M. Beckham, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James Reese, Jr., married

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 14 on the Plan of Valley Green Subdivision, of record in Book 4460, page 96, Register's Office, Davidson County, Tennessee.

Said Lot No 14, fronts 86 feet on the southerly margin of Delvin Drive, and runs back 129.46 feet on the east sideline, and 130 feet on the west sideline to the rear, which is a broken line, which is a total of 70.94 feet across the rear lot line.

Being the same property conveyed to William A. Beckham and Linda M. Beckham, husband and wife by deed from Arnold M Weiss, Substitute Trustee dated May 26, 1992 and recorded in Book 8644, page 35 said Register's Office.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Restrictions in Book 4622, page 277, said register office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **201 Delvin Street, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 20th day of December, 2019.

William A. Beckham

William A. Beckham

Linda M. Beckham

Linda M. Beckham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William A. Beckham and Linda M. Beckham, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2019.

My Commission Expires

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027