Karen Johnson Davidson County
Batch# 349772 DEEDWARR
01/28/2020 10:23:13 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20200128-0010032

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant Sheila L. Mahoney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2020

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christian Gray Beck and Jordan Mathews Beck	Highlands Residential Mortgage, Ltd.	03900005000
(NAME)	(NAME)	
4415 Dry Fork Road	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James B. Cohron and Sandra G. Cohron, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christian Gray Beck, an unmarried man and Jordan Mathews Beck, an unmarried man with tenants in common with right of survivorship,** 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:

LAND in Davidson County, Tennessee, being a portion of Lot No. 1 on the map of J. M. Mayo's Subdivision, of record in Will Book 30, Page 175, Probate Court for said County, and being further described according to a survey by A & A Engineers, dated April 27, 1984; and described according to a mortgage loan inspection made by John Kohl & Company, dated 08/13/93; License No. 100, whose address is 400 7th Avenue South, Nashville, TN 37203, as follows:

BEGINNING at point in the center of Dry Fork Road, 25 feet from Carney Creek, said point also being the northeasterly corner of the property conveyed to John A. Bostelman, of record in Book 5209, Page 159, said Register's Office, and being the southeasterly corner of the herein described tract of land, thence, running in a northwestwardly direction with the center of Dry Fork Road 185 feet to a corner of the property conveyed to E. A. Lanius, of record in Book 1225, Page 397, said Register's Office; thence, leaving the center of Dry Fork Road and running in southwestwardly direction with the center of a driveway, 100 feet to point; thence, southeastwardly 152 feet to a point 25 feet from the said Carney Creek, said point being in Bostelman's northwesterly line, thence, with Bostelman's northwesterly line northeastwardly 152 feet to the point of beginning.

TOGETHER with an agreement for dedication of easement for private sewage disposal system granted by E. A. Lanius and wife, Mary Lanius to Willard McCarroll and wife, Faye McCarroll by instrument Of record in Book 6306, page 894, said Register's Office, being more particularly described as follows; Beginning at a point 40 feet from the center of the driveway to the E. A. Lanius home on the southeasterly boundary which is common to the Lanius and the McCarroll property, running southeasterly 75 feet to a point; thence, 75 feet in southwesterly direction; thence, 75 feet in a northwesterly direction; thence 75 feet in a northeasterly direction.

Being the same property conveyed to James B. Cohron and Sandra G. Cohron, husband and wife by deed dated April 4, 2008 from Jerry Blair of record in Instrument No. 20080408-0035345, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4415 Dry Fork Road, Whites Creek, TN 37189
(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 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/our hands this 23rd day of January, 2020.

James B. Cohron

Sandra G. Cohron

State of Tennessee
County of Davidson

On this 23rd day of January, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James B. Cohron and Sandra G. Cohron, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 23rd day of January, 2020.

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public/ Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Beck
May 03, 2021