Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1213TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Affiant

M. ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of March, 2020.

Notary Public

Commission Expiration: 05/03/2021

Karen Johnson Davidson County
Batch# 373144 DEEDWARR
03/17/2020 08:21:46 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200317-0029162

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark McBeath and Kimberly McBeath 907 Virginia Ave. Nashville, TN 37216	New Owner 7078 Treeridge Dr Cincinnati, OH 45244	061-11-0-042.00

WARRANTY DEED

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, **Betty Ann Paul, a unmarried man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark McBeath and Kimberly McBeath, Husband and Wife** 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:

Property known as: 907 Virginia Ave., Nashville, TN 37216, County of Davidson

Being the westerly one-half of Lot No, 38 on the Map of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Eugene E. Paul and wife, Betty Ann Paul, by Warranty Deed from Richard A. Kimmery and wife, Merri Kay Kimmery, dated 03/27/1996 and recorded 04/12/1996 in Book 10013, Page 331, said Register's Office. The said Eugene E. Paul predeceased Betty Ann Paul on 06/06/2011, leaving Betty Ann Paul as the sole owner of the subject property.

Tax Map and Parcel ID: 061-11-0-042.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 907 Virginia Ave., Nashville, TN 37216

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 unemcumbered, 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 this 10th day of March, 2020.

Betty Ann Paul

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2020, before me personally appeared **Betty Ann Paul**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of March, 2020.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration:
9-20-2021