Karen Johnson Davidson County
Batch# 377447 DEEDWARR
03/25/2020 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20200325-0032475

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35079-09-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 23rd day of March, 2020. Notary Public My Commission Expires:

ASHLEY H. OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jessica Woodruff Pinkston Chad Pinkston 4723 Benton Smith Road Nashville, TN 37215	loanDepot.com, LLC 4800 N SCOTTSDALE RD STE 3800 SCOTTSDALE, AZ 85251	Map and Parcel No.: 131 14 0 065 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **June Claudette Beasley, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Woodruff Pinkston and Chad Pinkston, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4723 Benton Smith Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2020.

June Claudette Beasley by Lyle Beasley attorney in fact

June Claudette Beasley, by Lyle Beasley, her
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyle Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for June Claudette Beasley, and he is authorized by June Claudette Beasley to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of March, 2020.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Section VIII, Seven Hills, as of record in Book 3300, page 14, Register's Office for said County.

Said Lot No. 339 fronts 160.1 feet on the north side of Benton Smith Road and extends back 307.1 feet on the west line, to a dead line in the rear on which it measures 157.2 feet.

Being the same property conveyed to Carlisle Beasley and wife, June Claudette Beasley by deed dated July 20, 1973 from Nelson E. Shankle and wife, Ann C. Shankle of record in Book 4729, page 924, Register's Office for Davidson County, Tennessee. Carlisle Beasley having since died on May 27, 2019 leaving June Claudette Beasley as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 131 14 0 065 00.
2. Restrictive Covenants contained in an instrument of record in Book 3277, page 609, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, page 14, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022