Name and Address of New Owner:
Martinus LeJuan Corder
1601 Stokley Lane
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 383994 DEEDWARR
04/09/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20200409-0037823

Map & Parcel No: 059-05-0-243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Coleman A. Beard**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Martinus LeJuan Corder,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, Page 85 in the Register's Office for said County, described as follows:

Beginning at a point in the southeasterly southeasterly margin of Sunnyview Drive, the common corner of Lots 248 and 249; thence with the line between said two lots, southeastwardly 120.4 feet to a monument at the rear corner of Lots Nos. 247, 248, and 249; thence with the line between said Lots Nos. 247 and 248, northeastwardly 104.0 feet to a point in the southwesterly margin of Sunnyview Court; thence with the margin of the same, northwestwardly 92.4 feet to a monument at the beginning of a curve to the left, having a radius of 25 feet; thence around said curve, northwestwardly 38.71 feet to a monument in the southeasterly margin of Sunnyview Drive; thence with the margin of the same, southwestwardly 73.0 feet to the point of the beginning.

Being the same property conveyed to Coleman A. Beard and wife, Barbara J. Beard by Warranty Deed from A & R Construction Company, a partnership dated June 22nd 1973 and recorded June 22nd 1973 of record in Book 4721, Page 605 in said Register's Office, Davidson County, Tennessee. Barbara J. Beard died on April 12, 2010 leaving Coleman A. Beard surviving tenant by the entirety.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 3013 Sunnyview Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of April, 2020.

Coleman A. Beard (SEAL)
Coleman A. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2020, before me personally appeared Coleman A. Beard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of April, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public
My commission expires: 11.8.21
File No. 20-902

202004090037823

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212