WARRANTY DEED

Karen Johnson Davidson County
Batch# 423357 **DEEDWARR**
06/23/2020 08:19:22 AM 2 pgs
Fees: $13.00 Taxes: $2,744.38

20200623-0067181

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $741,724.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-259

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Franklin Pogue and Elizabeth B. Pogue	newowner	104 09 0 032.00
(NAME) 3805 Central Ave	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William G. Beach, II and Arren Beach, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Franklin Pogue and Elizabeth B. Pogue, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

> Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Richland Realty Co's Second Subdivision Division 'B' of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to William Gordon Beach, II by Warranty Deed from James Gray Sasser and wife, Kathryn Sasser, of record in Instrument No. 20120713-00615712, Register's Office, Davidson County, Tennessee. Further being the same property conveyed to William G. Beach, II and Arren Spence Beach, husband and wife, as tenants by the entirety by QuitClaim Deed from William G. Beach, II, of record in Instrument No. 20160520-0050729, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RES-20-3805

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is Improved property located at 3805 Central Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 17 day of June, 2020.

GRANTORS:

William G. Beach, II

Arren Beach

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William G. Beach, II and Arren Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of June, 2020.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022