Karen Johnson Davidson County
Batch# 442788 DEEDWARR
07/23/2020 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20200723-0081139

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,500.00. Affiant Subscribed and sworn to before me, this the 21st day of July, 2020. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nelson Andrew Beck Christal D. Beck	NEW OWNER	04316003900 04316003800
1507 Hudson Ave		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PEGGY CARTER AND HOWARD CARTER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NELSON ANDREW BECK AND CHRISTAL D. BECK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property being located in the County of Davidson, State of Tennessee, to-wit:

Tract No. 1: Being Lots Nos. 4 and 5 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision, of record in Book 1424, Page 107, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Old Hickory Boulevard and run back, 243 feet on the easterly line of Lot 4 and 245.4 feet on the westerly line of Lot 5 to a dead line, which is a broken line, measuring 80 feet thereon.

Included in the foregoing description, but expressly excluded from this conveyance is the following described property which was condemned for highway purposes in the Third Circuit Court, a copy of the decree being of record in Book 4218, Page 410, Register's Office for said County:

BEGINNING at a point in L. T. Bohannon's southeast property corner, said point being also in the north margin of Old Hickory Boulevard; thence running westerly 100 feet around a slight curve to the right; thence running northerly 104 feet, more or less, along Bohannon's westerly boundary line to a point; thence running southeast with a radius of 581.20 feet, 95 feet, more or less, to a point on Bohannon's easterly boundary line; thence running southeast 98 feet, more or less, along Bohannon's easterly boundary line back to the point of beginning; containing 0.22 acres, more or less, and being part of the property conveyed to L. T. Bohannon, et. ux., Lillie K. Bohannon, by deed from Bess Jones Climer, a widow, as of record in Book 2481, Page 331, Register's Office, Davidson County, Tennessee.

Tract No. 2: Being the rear part of Lot No. 3, Block "A" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for said County, described as follows:

BEGINNING in the line between Lots Nos. 2 and 3, 96 feet northwest of the northerly margin of Old Hickory Boulevard; thence northwesterly with the line between said lots, 140.7 feet; thence westerly along the rear of Lot No. 3, Block "A", 40 feet to the common rear corner of Lots Nos. 3 and 4; thence southeasterly with the line between Lots Nos. 3 and 4, 145 feet to a point, 98 feet northwest of the northerly margin of Old Hickory Boulevard; thence easterly 50 feet to the point of beginning.

Being the same property conveyed to Howard Carter and Ronald Smith by Warranty Deed from Keith S. Francis and Kenneth L. Francis, of record in Book 7464, Page 238, in the Register's Office for Davidson County, Tennessee, dated February 5, 1988, and recorded on February 5, 1988.

Being the same property conveyed to Howard Carter & Peggy Carter by Quitclaim Deed from Ronald W. Smith & Betty J. Smith, of record in Book 9269, Page 68, in the Register's Office for Davidson County, Tennessee, dated December 31, 1989, and recorded on March 4, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 91 and 95 Vandiver Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2020.

Peggy Carter

Peggy Carter

Howard Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peggy Carter and Howard Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

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