PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 463398 DEEDWARR
08/25/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $795.87
20200825-0096276

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61166
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James W. Tuten James R. Tuten, III 3994 Lawing Drive Nashville, TN 37207	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37219

TAX MAP PARCEL NUMBERS: 041000062.07

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cara Beasley and Walker Dorris, both unmarried,** hereinafter called the **Grantors**, have bargained and sold, and by these presents does hereby transfer and convey unto **James W. Tuten, an unmarried man, James R. Tuten, III, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of K. J. Morris, deceased, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof and also being shown as Tract "E" on a copy of a survey made by E. L. Miller, Jr. & Co., dated June 1, 1962, described as follows:

Beginning on a concrete monument in the westerly margin of Lawing Drive, being the southeasterly corner of the property herein described as the northeasterly corner of Lot No. 18 on the Plan of Bell Knob Subdivision of record in Book 2854, page 116, said Register's Office; thence with the northerly boundary of said Lot No. 18 north 72° 15' west 262.0 feet to a concrete monument; thence north 10° 25 ' east 80.7 feet to an iron pin; thence south 72° 15' east, 271.9 feet to an iron pin in the westerly margin of said Lawing Drive; thence with said margin, south 17° 45' west, 80.0 feet to beginning.

Being the same property conveyed to Cara Beasley and Walker Dorris, both unmarried, and Becky Beasley, married, by Warranty Deed from Michael Pickering and wife, Dee Ann Pickering, dated December 18, 2009 and recorded on December 22, 2009, of record in Inst. No. 20091222-0116368, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated August 5, 2013 of record in Inst. No. 20130812-0084241, said Register's Office, Becky Beasley conveyed her interest in subject property to Cara Beasley and Walker Dorris.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown in the Plan of record in Book 57, page 49, said Register's Office.

This is improved property, known as 3994 Lawing Drive, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2020.

Cara Beasley

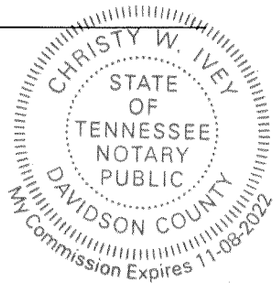
Walker Dorris

State of Tennessee

County of Davidson

On this 25th day of August, 2020, before me the undersigned authority, personally appeared Cara Beasley and Walker Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 

State of Tennessee

County of Davidson

AFFIDAVIT

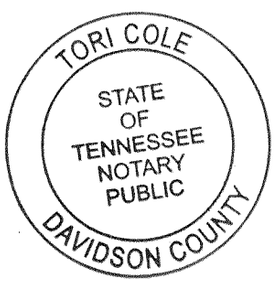
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $215,100.00.

Affiant

Sworn and subscribed before me this 25th day of August, 2020.

Notary

My Commission Expires: 7/9/2024



True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

