Karen Johnson Davidson County
Batch# 482867 DEEDWARR
09/24/2020 01:36:02 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20200924-0110084

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Mary Carolyn Roberts 2011 Richard Jones Road APT E6 Nashville, TN 37215	Mary Carolyn Roberts 2011 Richard Jones Road APT E6 Nashville, TN 37215	091-10-0-432.00

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, **Roy Elton Beeler,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Carolyn Roberts, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being part of Lot "D" on the Map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13 to 17 inclusive of the B. F. Cockrill Farm, as of record in Book 332, Page 7, Register's Office for said County, described partly according to survey made by Z. J. Wilkinson, Surveyor, July 30, 1948, as follows:

BEGINNING at a point in the westerly boundary of said tract 128 feet from the center of Maxon Avenue; thence south 20 degrees west 42 feet to the southeast corner of the property conveyed to Jimmie D. Whittington, et ux, by deed from Margaret Beatrice Thompson, of record in Book 4064, Page 695, Register's Office for said County; thence ; with his southerly line, north 69 degrees west 80 feet to his southwest corner; thence south 20 degrees 40' west 44.7 feet to the northwest corner of the property conveyed to Willard Colgan, et ux, by deed from John Thomas Thompson, et ux, of record in Book 3341, Page 411, said Register's Office; thence westwardly 200 feet, more or less, to the center of Lovell Street; thence with the center of said Street, north 21 degrees east 79 feet to a point; thence westerly 120 feet, more or less, to the point of beginning.

Being the same property conveyed to Roy Elton Beeler and wife, Jean E. Beeler by quitclaim deed from Violet Beatrice Carroll of record in Book 9221, Page 357 of record in Register's Office for Davidson County, Tennessee.

Jean E. Beeler having died on December 29, 2014 and having been married to Roy Elton Beeler continuously until her death, leaves Roy Elton Beeler as the remaining tenant by the entirety.

This is the same description as was used in the previous deeds.

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 21st day of September, 2020.

Roy Elton Beeler (SEAL)
Roy E. Beeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2020, before me personally appeared Roy E Beeler and Jean E Beeler, 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 21st day of September, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023



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 $238,000.00, 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
21st day of September, 2020.

Notary Public
My commission expires: 7/9/24
File No. 2020-274

