ADDRESS NEW OWNER: Kirk Hunckler
4408 Gra Mar Drive
Nashville, TN 37216

SEND TAX BILL TO: F & M Bank
50 Franklin Street
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 487776 DEEDWARR
10/01/2020 02:59:07 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20201001-0113697

MAP-PARCEL NOS. 06102011700

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dorothy Harwell Beaty, a single woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kirk Hunckler** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section Three, Gra Mar Acres of record in Book 2133, Page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elmus Norman Beaty, Jr. and wife, Dorothy H. Beaty by Warranty Deed from Joe Pigg, unmarried of record in Book 3344, page 519, Register's Office for Davidson County, Tennessee, dated February 26, 1962 and recorded March 6, 1962. The said Elmus N. Beaty, Jr. (being one and the same as Elmus Norman Beaty, Jr.) having since died July 5, 2015, leaving Dorothy H. Beaty (being one and the same as Dorothy Harwell Beaty) as the surviving tenant by the entirety of subject property. Subject property was also devised to Dorothy H. Beaty (being one and the same as Dorothy Harwell Beaty) pursuant to Decedent's Last Will and Testament duly probated under Docket No. 15P1299 in The Seventh Circuit Court for Davidson County, Tennessee, at Nashville, (Probate Division).

Dorothy Harwell Beaty is one and the same person as Dorothy H. Beaty.

This is property with a common address of 4408 Gra Mar Drive, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 2133, Page 108, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of September 2020.

Dorothy Harwell Beaty by Barbara Beaty Grissom Attorney in Fact

Dorothy Harwell Beaty by Barbara Beaty Grissom, Attorney in Fact, Seller

Dorothy Harwell Beaty by Norman Gregory Beaty, Attorney in Fact

Dorothy Harwell Beaty by Norman Gregory Beaty, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara Beaty Grissom, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Power of Attorney-in-Fact of Dorothy Harwell Beaty, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable Power of Attorney for Dorothy Harwell Beaty recorded in or Instrument No. 20200930-0112583 in said Register's Office.

Witness my hand and official seal at office, this 30th day of September 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Norman Gregory Beaty, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Dorothy Harwell Beaty, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable Power of Attorney for Dorothy Harwell Beaty recorded in Instrument No. 20200930-0112583 in said Register's Office.

Witness my hand and official seal at office, this 30th day of September 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $360,000.00.

Affiant

Subscribed and sworn before me this 30th day of September 2020.

Notary Public
My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 11-08-2022

File No. 2008K195