FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **217,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10/20/2020** Notary Public MY COMMISSION EXPIRES: 2/28/2020 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 503148 DEEDWARR
10/29/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $804.75
20201029-0125764

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3221

ADDRESS NEW OWNER(S) AS FOLLOWS: **Aaron V. Beavers**	SEND TAX BILLS TO: **CapStar Bank**	MAP-PARCEL NUMBERS **043-06-0-091.00**
(NAME) **313 Nix Drive**	(NAME) **2002 Richard Jones, Rd., Ste 300A**	
(ADDRESS) **Madison, TN, 37115**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda Diane Cobb, an umarried woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron V. Beavers a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of the subdivision of Tract No. 14 of the Anderson Estates, not of record, described according to a survey made by H. Gee, April 18, 1946, as follows:

Beginning on the westerly margin of Nix Drive at a point 370 feet, more or less, north of the northerly margin of Roosevelt Drive, being the corner of Lot Nos. 83 and 84: thence with the westerly margin of Nix Drive, northwardly 60 feet to the corner of Lot Nos. 84 and 85: thence

with the line between said two lots, westwardly 175 feet to the common corner of Lot Nos. 84, 85, 102 and 103; thence with the line between Lot Nos. 84 and 103, southwardly 60 feet to the common corner of Lot Nos. 83, 84, 103 and 104; thence with the line between Lot Nos. 83 and 84. eastwardly 175 feet to the beginning.

Being the same property conveyed to Linda Diane Cobb, an unmarried person by Deed dated May 30, 1997 from Chuck Crook d/b/a Cody Builders, recorded June 4, 1997, in Book 10479, Page 656, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **313 Nix Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **October, 2020**.

Linda Diane Cobb

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Linda Diane Cobb**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **20th** day of **October, 2020**.

NOTARY PUBLIC

MICHELE LAZZARI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/26/2020

202010290125764

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY