Karen Johnson Davidson County
Batch# 581412 DEEDWARR
03/02/2021 11:33:49 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20210302-0026419

WARRANTY DEED

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210031-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laura Beesley and John Beesley, wife and husband	Laura Beesley and John Beesley, wife and husband	131-09-0-033.00
(NAME) 1609 Harding Place	(NAME) 1609 Harding Place	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOHN O CLAYTON, JR. AND MARGUERITE H. CLAYTON,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
LAURA BEESLEY AND JOHN BEESLEY, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTEES, 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. 11 on the Plan of Seven Hills, Section Three of record in Plat Book 2663, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John O'Neal Clayton, Jr. and wife, Marguerite H. Clayton by Quitclaim deed from George E, Mudter, Jr. Trustee With Full to Sell, Mortgage, Convey, Lease of Otherwise Encumber without Joinder of Any Beneficiary of record in Instrument No. 20030506-0060227 Register's Office for Davidson County, Tennessee, dated April 28, 2003 and recorded on May 06, 2003. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1609 Harding Place Nashville, Tennessee 37215.

unimproved ☐
This is improved ☒ property, known as 1609 Harding Place, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.
Witness our hands this 26th day of February, 2021.

John O Clayton, Jr.

Marguerite H. Clayton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of February, 2021, before me personally appeared John O Clayton, Jr. and Marguerite H. Clayton to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26th day of February, 2021.

Commission Expires: _____

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Olivia Pedigo
Notary Public