Karen Johnson Davidson County
Batch# 619360 DEEDWARR
04/20/2021 03:18:29 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210420-0052965

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $430,000.00 Subscribed and sworn to before me This 16th day of April 2021. Notary Public My Commission Expires:	Affiant BRIAN C. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Don Brothers 4505 Harding Road, Apt. 162 Nashville, TN 37205	New Owner	116 03 0B 16000CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

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 sufficiency of all of which are hereby acknowledged, **Marilyn Elizabeth Beesley, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Don Brothers,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 160 of Royal Oaks Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marilyn Elizabeth Beesley by Charles M. Pirkle, individually and as Executor of the Estate of Anne C. Pirkle, Carolyn Vick McCready and Margaret Thornton Pirkle, being the Heirs at Law of Anne C. Pirkle, deceased of record in Instrument No. 20070525-0062509, said Register of Deeds for Davidson County.

This is improved property known as 4505 Harding Road, Unit 160, Nashville, Tennessee 37205.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Master Deed of record in Master Deed of record in Book 5282, Page 792.
3. Easement of record in Book 5282, page 967 and Instrument No. 20180309-0022567
4. Subject to all matters as shown on plat Book 5200, Page 45, said Register's Office
5. Charter of 4505 Harding Road HOA of record in Book 5282, page 501, said Register's Office.
6. The record plan shows an Owner's Certificate, certain easements and setback lines.
7. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee by deed from Royal Limited, dated December 27, 1972, and of record in Book 5668, page 986, Register's office for Davidson County, Tennessee.
8. An Easement upon the southwesterly 15 feet for Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him rom Royal Oaks Limited.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of April 2021.

Marilyn Elizabeth Beesley

Marilyn Elizabeth Beesley

STATE OF ~~TENNESSEE~~ GEORGIA}
COUNTY OF ~~DAVIDSON~~ FULTON}

Before me, the undersigned of the state and county mentioned, personally appeared Marilyn Elizabeth Beesley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at ~~Nashville~~ Atlanta, ~~Tennessee~~ Georgia, this 16th day of April 2021.

Notary Public

My Commission Expires: 1/11/2025

DONNA PAZ GALLAGHER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 11, 2025
GWINNETT COUNTY, GEORGIA