Davidson County DEEDWARR
Recvd: 11/06/12 14:03 2 pgs
Fees:13.00 Taxes:634.37
20121106-0102520

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$171,450.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF November, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence R Beech 235 Mrhy Green Nashville, TN 37221	Same	Map 142070C10800CO Parcel

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

JOHN A. DABBS AND SPOUSE, ANN J. DABBS

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Clarence R Beech and wife Claudia K Beech

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 108 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the bylaws appended thereto of record in Book 7184, page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to JOHN A. DABBS AND SPOUSE, ANN J. DABBS, by deed from CORPORATE RELOCATION SERVICES, of record as Instrument No. 20040416-0043220, dated April 2, 2004, said Register's Office.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 235 Myhr Green Nashville, TN 37221
(House Number) (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 my hand(s) this 2nd day of November, 2012.

JOHN A. DABBS

ANN J. DABBS,
Andrea Merrell
by Andrea Merrell,
Attorney in Fact
attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, JOHN A. DABBS, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 3.3.15

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 Andrea Merrell, Attorney in Fact for Martha Ann J. Dabbs, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Martha Ann J. Dabbs, for the purposes therein contained.

Being filed for record in Instrument No 20110215-0012924, Register of Deeds Office in and for Davidson County Tennessee.

WITNESS my hand and official seal this 2nd day of November, 2012.

My Commission Expires: March 3, 2015

NOTARY PUBLIC James C Smith

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 11.2.12.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027