WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/13 15:41 2 pgs
Fees:13.00 Taxes:489.88
20130207-0012931

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,400.00

Noel Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE &
CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody Engdahl	Fifth Third Mtg.	07211045400
(NAME)	(NAME)	
1903 Riverside Drive	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, NOEL BEAN, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CODY ENGDAHL, HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Plan of Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Noel Bean by Warranty Deed from Billy McCoy and wife, Carol J. McCoy which deed is dated December 31, 1990 and recorded in Book 8277, Page 18, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION OF RECORD IN BOOK 974, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 4154, PAGE 140, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1903 Riverside Drive, Nashville, TN 37216

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 this 4th day of February, 2013.

Noel Bean
Noel Bean

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of February, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Noel Bean**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Diane L. Gregory
Notary Public,

DIANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY