Davidson County DEEDWARR
Recvd: 11/24/14 13:41 2 pgs
Fees:13.00 Taxes:388.13
20141124-0108066

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of November, 2014, by and between David Eleam, party of the first part, and William Cory Beach and Lillian Fay Beach, ~~xxxxxxxxxxx~~ party of the second part. Both unmarried, joint tenants with full rights of survivorship.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 24 on the Plan of Luna Heights, Section Two, of record in Book 2900, Page 85, Register's Office for said County.

Said Lot Number 24 fronts 61.0 feet on the northerly margin of Lallemand Court and extends back 204.0 feet on the easterly line and 241.0 feet on the westerly line to a broken line in the real, measuring 142.0 feet thereon.

Being all or part of the same property conveyed to David Eleam by virtue of that certain Special Warranty Deed dated August 12, 2014, at Instrument No. 20140822-0076566 in the Register's Office of Davidson County, Tennessee. Seller Warrants that this property has been used for investment purposes only and never as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David Eleam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, David Eleam, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: William Cory Beach and Lillian Fay Beach

304 Lallemand Ct, Nashville, TN 37211

Tax Parcel No 14802006000

Property Address: 304 Lallemand Ct
Nashville, TN 37211

MAIL TAX BILLS TO: Owners at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $104,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lillian Fay Beach
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2014.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18