Davidson County DEEDQC
Recvd: 03/04/15 15:54 4 pgs
Fees:22.00 Taxes:0.00
20150304-0019125

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *This Quitclaim Deed was prepared without a title search.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 25 day of February, 2015. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: William Beach and Robert Beach 851 Summerly Drive Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 102-12.0 011.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Beach Built, LLC, a Tennessee limited liability company** hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **William Beach and Robert Beach** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 116, HORTON HEIGHTS, SECTION V, as shown on plat of record in Plat Book 1835, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Beach Built, LLC, a Tennessee limited liability company from Reba C. Deal also known as Reba J. Murray by Warranty Deed dated October 31st, 2013 of record in Instrument No. 20131031-0113246, Davidson County Register of Deeds.

This is improved property known as 851 Summerly Drive Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of February, 2015.

Beach Built, LLC

by: Owner

Beach Built, LLC

by: Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Beach with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a OWNER of Beach Built, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25 day of February 2015.

MELINDA M. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-10-2018

Melinda M Bailey
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Beach with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a OWNER of Beach Built, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25 day of February 2015.

Melinda M Bailey

MELINDA M. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

My Commission Expires: _____

Certificate of Authenticity

I, Andria Nesbitt, 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.

Andria Nesbitt

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Lisa C. Williams, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa C. Williams

Notary's Signature

My Commission Expires: 4-19-17.

Notary's Seal (If on paper)

