Davidson County	DEEDWARR
Recvd: 05/11/15 08:47	3 pgs
Fees:18.00 Taxes:871.72	
20150511-0042628	

WARRANTY DEED

RENEE RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-25-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Beach III	Charles Beach III	143-01-0A-229.00-CO
(NAME)	(NAME)	
229 Windsor Terrace Drive	229 Windsor Terrace Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dara K. Bair, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Beach III and Helen Parrish Beach, husband and wife, 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:

Land in Davidson County, Tennessee, being Unit No. 229 as shown on the Plan of Windsor Terrace Condominiums, Phase III, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7150, page 921, as amended in Book 7661, page 40 and Book 7729, page 206, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By Laws of the Association Owners.

Being the same property conveyed to Dara K. Bair, a single person by Warranty Deed from Martha M. Spiggle, Trustee of the Martha M. Spiggle Revocable Living Trust Agreement dated March 10, 2004 of record in Instrument No. 20120606-0049384 Register's Office for Davidson County, Tennessee, dated May 23, 2012, and recorded on June 06, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 229 Windsor Terrace Drive, 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 this 8th day of May, 2015.

Dara K. Bair

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dara K. Bair**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).