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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 15043923**<br><br>BILL GARRETT, Davidson County<br>Trans:T20150040813 DEEDWARR<br>Recvd: 05/27/15 08:38 2 pgs<br>Fees:13.00 Taxes:1739.00<br>20150527-0048452 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of May, 2015.<br><br>Notary Public<br>My Commission Expires: _____<br><br>TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

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| Address New Owner:<br>Mark Beveridge and Nancy Beveridge<br>209 Lynwood Terrace<br>Nashville, TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104-15-0-102.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia Wallace Dolezal, f/k/a Virginia H Wallace, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Beveridge and Nancy Beveridge, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 18 and the Easterly 27 feet of Lot No. 17 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said Westerly one half of Lot No. 18 and the Easterly 27 feet of Lot No. 17 adjoin and front together 77 feet on the Southerly side of Sunset Place, and extend back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Virginia H. Wallace, unmarried by Quitclaim deed from Michael T. Dolezal, unmarried of record in Instrument No. 20050427-0047106, Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on April 27, 2005.

Michael T Dolezal joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Virginia Wallace Dolezal.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Grant of Appurtenant Easement for Joint Driveway Access of record in Book 9647, Page 961, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2619 Sunset Place Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of May, 2015.

Virginia Wallace Dolezal

Michael T Dolezal

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Wallace Dolezal and Michael T Dolezal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018