Davidson County DEEDWARR
Recvd: 08/25/15 13:11 3 pgs
Fees:18.00 Taxes:390.35
20150825-0085903

MITCHELL DONAHUE et ux
TO: ***WARRANTY DEED***
DAVID M. BECK et ux

THIS DEED OF REALTY, executed as of the 23rd day of July, 2015, by Grantors, MITCHELL DONAHUE and wife, RACHEL DONAHUE f/k/a Rachel Speer, to Grantees, DAVID M. BECK and AMANDA BECK, husband and wife, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entirety, and to their heirs and assigns forever, in fee simple, certain realty situated in the Sixteenth (16th) Civil District of Robertson County, Tennessee, being bounded and described as follows:

> Being Unit No. 99 of the Condominium Site Plan of Phase II-C, Sec. 2, River Glen, Revision of Units 96, 97, 99 & 100, of record in Plat Book 8250, Page 323, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Mitchell Donahue and Rachel Speer as Tenants in common with right of survivorship, by Warranty Deed executed December 5, 2002, and filed of record December 6, 2002, in Instrument No. 20021206-0150939, in the Register's Office of Davidson County, Tennessee.
>
> MAP AND PARCEL NO. 052 13 0B 063.00

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are prorated and assumed by Grantee, and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey in Plat Book 8250, Page 323, in the aforesaid Register's office, and any other appearing of record or in existence; (2) will forever warrant and defend the title unto Grantee and to their heirs and/or assigns against all lawful claims; subject, however, to restrictive covenants appearing of record in Book 8069-158, Articles of Incorporation of River Glen HOA 20026425-0051348 Charter of River Glen Property Owner's Association, Inc. 20040915-0111301 Resolution (as to Master Deed) and any other appearing of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Mitchell Donahue

Rachel Donahue

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mitchell Donahue and Rachel Donahue the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 23rd day of July 2015.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: Sept. 26, 2017

Property Owners Name and Address:

David M. Beck
Amanda Beck
1111 Alanda Street
Nashville, TN 37214

Person Responsible for Payment of Taxes:

David M. Beck
Amanda Beck
1111 Alanda Street
Nashville, TN 37214

PROPERTY ADDRESS:

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$105,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of July, 2015.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: Sept. 26, 2017

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172

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).