Davidson County DEEDWARR
Recvd: 09/04/15 15:41 2 pgs
Fees:13.00 Taxes:2323.60
20150904-0090653

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57692
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua T. Allen Katherine N. Allen 1714 Green Hills Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11715015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$628,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arch A. Beasley III and wife, and Vanessa B. Beasley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua T. Allen and Katherine N. Allen, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Resubdivision Lots 15 & 16 Green Hills Subdivision #2 of record in Book 4060, page 43, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Arch A. Beasley III and wife, Vanessa B. Beasley, by Warranty Deed from Martha Frasier and Charles E. Frasier, dated June 11, 2007 and recorded on June 13, 2007, of record as Inst. No. 200706013-0070998, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4060, page 43, said Register's Office, which Plan shows a 30, foot minimum building setback line from Green Hills Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

This is improved property, known as 1714 Green Hills Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2015.

Arch A. Beasley III

Vanessa B. Beasley

State of Tennessee

County of Davidson

On this 31st day of August, 2015, before me the undersigned authority, personally appeared Arch A. Beasley III and Vanessa B. Beasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $628,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2015.

Notary

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2019

Shelly M Smith