WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/16 15:14 2 pgs
Fees:13.00 Taxes:342.25
20160211-0013433



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$92,500.00.**

Affiant

Subscribed and sworn to before me this 11th day of February, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Clive E. Beer	New Owner	142060A10000CO
810 Deep Springs Road		
Knoxville, TN 37932		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Toy E. Luna, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Clive E. Beer and Susan V. Beer, husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 100, Building 1, together with Garage No. 1, on the Plan of Peppertree-Creekside Meadows Condominiums, of record in Book 4675, Pages 128, 129 and 130, and as shown on the Master Deed of record in Book 4834, Page 257; Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 544; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Toy E. Luna from Linda G. Cross, unmarried, by Warranty Deed on March 31, 2008, of record in Instrument Number 20080407-0034952, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Pages 128, 129 and 130, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Master Deed of record in Book 4834, Page 257; Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 544; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, Register's Office for said County, to which reference is hereby made for a more complete description.
- Easements and Agreements of record in Instrument Numbers 20040603-0065549 and 20140902-0079894, Register's Office for Davidson County, Tennessee.

This is improved property known as: **810 Bellevue Road Unit #100, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 4, 2016.

Toy E. Luna

Toy E. Luna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Toy E. Luna** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 4, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.