Davidson County DEEDWARR
Recvd: 06/27/16 09:14 3 pgs
Fees:18.00 Taxes:2284.75
20160627-0065094

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of June, 2016 by and between Randall G. Beaman, III, married, hereinafter referred to as GRANTOR, and Michael L. Assink and Frances Jeanes Assink husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 Revised Map of West End Park of record in Plat Book 421, page 82 and 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall G. Beaman, III, a single man, by Warranty Deed from Alan Taylor and Roxane Taylor, husband and wife, dated April 18, 2014, recorded April 21, 2014, of record in Instrument 20140421-0033206, Register's Office for Davidson County, Tennessee.

Amanda S. Beaman joins in the execution of this deed to convey any marital interest in the above referenced property.

This is [xx]improved [ ]unimproved property known as: 3123 Belwood Street, Nashville, TN 37203

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Randall G. Beaman, III

Amanda S. Beaman

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Randall G. Beaman, III and Amanda S. Beaman to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24th day of June, 2016.

Susan L Jackson
Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

My Commission Expires:_____

Name and Address of Property Owner:
Michael L. Assink and Frances Jeanes Assink
3123 Belwood Street,
Nashville, TN 37203

Send Tax Statements to:

New Owner

_____

Map & Parcel 10402016900

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $617,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jamie Lowry
Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of June, 2016.

Cassie Lovvorn
Notary Public

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-244

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY