Davidson County	DEEDWARRSP
Recvd: 09/08/16 14:48	5 pgs
Fees:28.00 Taxes:286.01	
20160908-0094746	

Commitment Number: 16331865

After Recording, Send To:

Boston National Title
128 W Trade Street, 9th Floor
Charlotte, NC 28202

*Transfer taxed based on 1/2 of the Assessed property value@ $77,300.00 *

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Joy Beach and **Diana Denny**, 4083 Marydale Dr, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID# 041-04-0-043.00

SPECIAL WARRANTY DEED

Joy Beach, hereinafter grantor, whose tax-mailing address is 4083 Marydale Dr, Nashville, TN 37207 for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Joy Beach** and **Diana Denny**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is 4083 Marydale Dr, Nashville, TN 37207, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: BEING LOT NO. 65 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 3300, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
Tax ID# 041-04-0-043.00
Property Address is: 4083 Marydale Dr., Nashville, TN 37207

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was Instrument # 20050902-0105429 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: Tax ID# 041-04-0-043.00

Executed by the undersigned on 23rd July 2016:

Joy Beach

Joy Beach

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 23, 2016 by **Joy Beach** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Valise Jackson
Notary Public

04/6/28/17

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

$77,300.00

Maximum principal indebtedness for Tennessee recording tax purposes is ~~0.00~~. AN
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $77,300, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of July, 2016.

Affiant

Joy R Beach
Print Name

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

(Seal)

Notary Public

My commission expires:
6/28/17

Valise Jackson
Print Name

True Copy Certification

I, Amy Carlson, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC