This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# R31-18B

ADDRESS NEW OWNER:
Yvette Beard
106 Matthew Lane
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

N/A

Davidson County DEEDWARR
Recvd: 12/05/16 11:00 3 pgs
Fees:18.00 Taxes:921.30
20161205-0127267

MAP **117**
GROUP **07-0-D**
PARCEL **018.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Celia M. Dillon** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Yvette Beard**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Unit 18, AMENDED CONDOMINIUM SITE PLAN, PARK GREEN, as shown on plat of record in Plat Book 6250, Page 253, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Celia A. McDonald by deed from Celia McDonald dated August 22, 2014, of record in Instrument no. 20140828-0078704, Register's Office for Davidson County, Tennessee. Further reference made to deed of record in Instrument No. 20080730-0077650, Register's Office for Davidson County, Tennessee. Celia A. McDonald, Celia McDonald, Celia M. Dillon, and Celia Dillon are one and the same person.

This is improved property known as 106 Matthew Lane, Nashville, Tennessee 37215. Possession is to be given on December 2, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of December, 2016.

Celia M. Dillon

Celia M. Dillon

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Celia M. Dillon**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2016.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9-6-17

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $249,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 9-6-17

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20