RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179571

WARRANTY DEED

Bill Garrett Davidson County
Batch# 6549 **DEEDWARR**
10/02/2017 03:06:50 PM 2 pgs
Fees: $13.00 Taxes: $1,091.13

20171002-0100781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Blair Nedvidek and Daniel Charles Nedvidek 1105 Haysboro Avenue Nashville, TN 37216	FARMINGTON MTG 2002 RICHARD JONES RD STE 300A NASHVILLE, TN 37215	061 03 0 187.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Four Thousand Nine Hundred and 00/100 Dollars ($294,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LISA BEATY DALE AND MICHAEL DALE, WIFE AND HUSBAND AND MARY E. BEATY, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARIA BLAIR NEDVIDEK AND HUSBAND, DANIEL C. NEDVIDEK**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 4, and the westerly one-half of Lot No. 5 of Block "A" on the plan of Inglewood Heights Subdivision, A.J. Coleman's Property, as shown on the plat of record in Plat Book 1424, page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lisa Beaty Dale and Michael Dale, wife and husband and Mary E. Beaty, an unmarried woman, as tenants in common with right of survivorship, by Quitclaim Deed from Lisa Beaty, n/k/a Lisa Beaty Dale and Mary E. Beaty,a n unmarried woman, dated 12/21/2011, recorded 12/28/2011, of record in Instrument #20111228-0101199, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Lisa Beaty and Mary E. Batey by deed dated 5/6/2011 of record in Instrument #20110516-0037235, said Register's Office.

The address of the herein described property is believed to be 1105 Haysboro Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of September, 2017.

LISA BEATY DALE

MICHAEL DALE

MARY E. BEATY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lisa Beaty Dale, Michael Dale and Mary E. Beaty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of September, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021