Bill Garrett Davidson County
Batch# 104123 DEEDWARR
06/13/2018 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180613-0056773

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: May 3, 2021
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
NRS Title, LLC,
5555 Glenridge Connector, Suite 400
Atlanta, GA 30342

File No.: 1837239N

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Beech	David Beech	
(NAME) 4410 Sunnybrook Drive	(NAME) 4410 Sunnybrook Drive	130 07 0 099.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID A. BEECH AND NATALYA Y. MOSKALYOVA, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID BEECH, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF RE-SUBDIVISION OF PART OF ROYAL OAKS OF RECORD IN PLAT BOOK 1424, PAGE 31, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 13 FRONTS 150 FEET ON THE EASTERLY SIDE OF SUNNYBROOK DRIVE, AND RUNS BACK 310.67 FEET ON THE NORTH LINE AND 308.44 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, MEASURING 150 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO DAVID A. BEECH AND NATALYA Y. MOSKALYOVA, MARRIED BY GENERAL

WARRANTY DEED FROM MITCHELL A. BINDER, UNMARRIED MAN OF RECORD IN INSTRUMENT NO. 20171219-0129072 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 18, 2017 AND RECORDED ON DECEMBER 19, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $1,795,000.00.) BEING ALSO KNOWN AS 4410 SUNNYBROOK DRIVE NASHVILLE, TENNESSEE 37205.

unimproved ☐
This is improved ☒ property, known as 4410 Sunnybrook Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 8th day of June, 2018.

David A. Beech

Natalya Y. Moskalyova

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF ~~FULTON~~ Davidson

On this 8th day of June, 2018, before me personally appeared David A. Beech and Natalya Y. Moskalyova to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 8th day of June, 2018.

Commission Expires: May 3, 2021

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Shawn D. Stafford, 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 Georgia

County of Fulton

Personally appeared before me, Catherine T. Neel, a notary public for this county and state, Shawn D. Stafford 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:
Notary' Seal (if on paper)

