Karen Y Johnson Davidson County
Batch# 136646 DEEDWARR
09/04/2018 01:58:38 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20180904-0087340

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2018. Notary Public My commission expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Geraldine Gurdian Juan Hernandez	NEW OWNERS	
265 Morton Ave.		119-14-0-224.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN W. BEACH, III AND LINDLEY BEACH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALDINE GURDIAN, UNMARRIED, AND JUAN HERNANDEZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property of record in Plat Book 421, Page 134, 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. 21 fronts 50 feet on the Southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Russell E. Stevenson and wife, Patricia C. Corcoran by Warranty deed from Shirley A. Owen of record in Instrument No. 20150924-0097086 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 24, 2015.

Being the same property conveyed to Thomas Cleppe and Nancy Cleppe, husband and wife by Warranty deed from Russell E. Stevenson and wife, Patricia C. Corcoran of record in Instrument No. 20170620-006165 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 20, 2017.

Being the same property conveyed to John W. Beach, III by Warranty deed from Thomas Cleppe and Nancy Cleppe, husband and wife of record in Instrument No. 20170809-0081641 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 09, 2017.

Being the same property conveyed to John W. Beach, III and Lindley Beach, husband and wife by Quitclaim deed from John W. Beach, III of record in Instrument No. 20170901-0090282 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 01, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 265 Morton Ave., Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2018.

John W. Beach, III

Lindley Beach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John W. Beach, III and Lindley Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021