Karen Y Johnson Davidson County
Batch# 183707 DEEDWARR
01/14/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $5,014.61
20190114-0003770

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60256
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lyda Girton Goldsmith Herbert M. Goldsmith 1716 Rosewood Avenue Nashville, TN 37212	Lyda Girton Goldsmith Herbert M. Goldsmith P.O. Box 9735 Rancho Santa Fe, CA 92067

TAX MAP PARCEL NUMBERS: 11704009000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,352,800.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Douglas Beem, Jr. and Lauren Kay Simmons Beem, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lyda Girton Goldsmith and Herbert M. Goldsmith, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 60.0 feet of Lot No. 268 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Plat Book 421, page 34, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Douglas Beem, Jr. and Lauren Kay Simmons Beem, husband and wife by Warranty Deed from Patrick Grohar and wife, Kristen M. Snyder, dated July 9, 2015 and recorded on July 10, 2015 of record in Instrument No. 20150710-0067375, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All Matters shown on The Plan, of record in Book 421, page 34, said Register's Office.
Easement to the City of Nashville for storm sewer of record in Book 2096, page 389, said Register's Office.
Restrictive Covenant for Detached Structure of record in Instrument No. 20111212-0096500, said Register's Office.

This is improved property, known as 1716 Rosewood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 2019.

Brian Douglas Beem, Jr.

Lauren Kay Simmons Beem

State of Tennessee

County of Davidson

On this 11th day of January, 2019, before me the undersigned authority, personally appeared Brian Douglas Beem, Jr. and Lauren Kay Simmons Beem, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,355,300.00.

Affiant

Sworn and subscribed before me this 11th day of January, 2019.

Notary

My Commission Expires: _____

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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)

