Karen Johnson Davidson County
Batch# 350770 DEEDWARR
01/30/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200130-0011315

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

L&L#S3-1712

ADDRESS NEW OWNER:
Sharry Ann Dedman-Beard
415 Church Street, Unit 1712
Nashville, TN 37219

SEND TAX BILL TO:
Owner

MORTGAGEE:
n/a

Parcel ID:
093-06-1J-119.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kay Elise Dedman, Sharry Ann Dedman-Beard and Michael Vernon Beard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Sharry Ann Dedman-Beard and Michael Vernon Beard, wife and husband,** hereinafter called the GRANTEES, their 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:
>
> A certain condominium located in Davidson County, Tennessee, being Unit No. 1712 of Viridian, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian, a Condominium of record in Instrument Number 20061004-0122833 and addendum recorded in Instrument Number 20061004-0122834 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easments, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.
>
> Being the same property conveyed to Kay Elise Dedman, Sharry Ann Dedman-Beard, and Michael Vernon Beard by Deed dated May 8, 2015 from Darryl Gene Myers and Linde S. Myers, husband and wife, in Instrument Number 20150511-0043120, Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Church Street, Unit 1712, Nashville, TN 37219. Possession is to be given on January 30, 2020.

TAXES for the year 2020 and all HOA dues and transfer fees are assumed by GRANTEES.

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 GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 30th day of January, 2020.

Kay Elise Dedman

Sharry Ann Dedman-Beard

Michael Vernon Beard

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kay Elise Dedman, Sharry Ann Dedman-Beard and Michael Vernon Beard,** the bargainors, 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 official seal at office this 30th day of January, 2020.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$250,000.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2020.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

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
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20