Karen Johnson Davidson County
Batch# 496900 DEEDWARR
10/16/2020 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20201016-0120559

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
CCT# NAS2020103637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Matthew Shanklin and Kathryn Shanklin 7061 Meadow Ridge Circle Nashville, TN 37221	New Owner	155-16-0A-320.00-CO

WARRANTY DEED

THIS INDENTURE, made this 9th day of October, 2020 between **RALPH D. BEAM, UNMARRIED**, resident of Davidson County, Tennessee (collectively "Grantor") and **MATTHEW SHANKLIN AND KATHRYN SHANKLIN, HUSBAND AND WIFE**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Traceside, Section Nine of record in Plat at Instrument No. 20000103-0000455, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph D. Beam by Warranty deed from Phillip B. Lawson and wife, Jennifer D. Lawson of record in Instrument No. 20140602-0047305 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 02, 2014.

Grantor Initials: R.D.B. Grantee Initials: _____

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Ralph D. Beam

RALPH D. BEAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Ralph D. Beam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 9th day of October, 2020.

Carol M Holmes

Notary Public
My Commission Expires: 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$405,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 9th day of October, 2020.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021