File No. 280301371

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/08 12:46 2 pgs
Fees:13.00 Taxes:440.30
20080422-0041064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2008.

BENNETT F. BRATCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 4-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Thomashefski	Same	Map 82-07 Parcel 252.00
(NAME) 214 Berry Street	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Grady D. McNeal and wife, Amy V. McNeal,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Joseph Thomashefski, an unmarried man,

hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SITUATED in Davidson County, Tennessee and being the Westerly 33-1/3 feet of Lot No. 126 on the Plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville, described as follows:

BEGINNING at a point on the Southerly margin of Berry Street 450 feet from the Southwest intersection of said Street and Meridian Street (erroneously referred to as Maeidian Street in the Deed of Trust recorded as Instrument No. 20001108-0110953 in the Davidson County Register's Office), being the Northeast corner of the property conveyed to R. J. Conner, Jr. by deed from James W. Sullivan, et al, of record in Book 2540, Page 95, Register's Office for Davidson County, Tennessee; thence, with said Conner's Easterly boundary line, being Lot No. 127 on said plan, Southerly 165 feet to an alley; thence, with same Easterly 33-1/3 feet to the Southwest corner of the property conveyed to Ethel L. Sullivan by Deed of record in Book 1560, Page 537, and Book 3128, Page 68, said Register's Office; thence with said Sullivan's Westerly boundary line Northly 165 feet to the Southerly margin of said Berry Street; thence with same Westerly 33-1/3 feet to the beginning.

Being the same property conveyed to Grady D. McNeal and wife, Amy V. McNeal by Warranty Deed dated October 17, 2006, from North Fork Properties, Inc., of record by Instrument No. 20061018-0129434 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 214 Berry Street, Nashville, TN 37207

(House Number) (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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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.

Witness my/our hands this 21st day of April, 2008.

Grady D. McNeal

Amy V. McNeal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Grady D. McNeal and wife, Amy V. McNeal the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of April, 2008.

Commission expires: 5-22-10

Notary Public

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File Number: 280301371

RETURN TO:
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