BILL GARRETT, Davidson County
Trans:T20130038658 DEEDWARR
Recvd: 05/08/13 15:36 2 pgs
Fees:13.00 Taxes:1198.80
20130508-0046747

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1038**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/26/2013**, by and between **Jarred McNeal**, parties of the first part, and **Nicholas Dason,** ~~**an unmarried individual**~~ and Alysse E. Dason, husband and wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the North Of Lot No 456 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, in the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 25 feet, more or less on 6th Avenue North and extends back between parallel lines to an alley..

Being the same property conveyed to Jarred McNeal by deed from Alton Brooks Parker, widower by deed of record in Instrument No 20120615-0052891, said Register's Office.

This is not the usual place of residence of the Grantor, therefore no homestead and/or marital rights need be conveyed.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **81-8-220**
Improved property located at: **1805 6th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jarred McNeal

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jarred McNeal** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of April, 2013..

Notary Public

My Commission Expires: 5/11/13

Owner's Name: **Nicholas Dason**

and Address: **1805 6th Avenue North, Nashville, TN 37208**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

REGIONS BANK
2050 PARKWAY OFFICE CR.
BIRMINGHAM, AL. 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$324,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 26th day of April, 2013..

Notary Public

My Commission Expires: JAN 04 2014