29059-8 Box 14

return to: Attorneys Title Company, Inc.

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1339**

BILL GARRETT, Davidson County
Trans: T20160099272 DEEDWARR
Recvd: 11/09/16 14:11 2 pgs
Fees: 13.00 Taxes: 1406.00
20161109-0118683

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/07/2016**, by and between **Caroline Gwaltney Rhodes and Steven Rhodes, wife and husband**, parties of the first part, and **Donald F. McNeil, Jr., an unmarried man**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF BROOKSIDE COURTS, ADDITION NO. 4, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 59, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO. 58 FRONTS 80 FEET ON THE EASTERLY SIDE OF KENDALL DRIVE AND RUNS BACK 290 FEET ON THE NORTHERLY LINE AND 280 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 80.51 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CAROLINE GWALTNEY RHODES AND STEVEN RHODES, WIFE AND HUSBAND BY WARRANTY DEED FROM VIRGINIA M. COLLINS, UNMARRIED RECORDED 04/07/2010 IN INSTRUMENT NO. 20100407-0026259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

Parcel ID # **103-10-0-043.00**

☒ Improved **806 Kendall Drive, Nashville, TN 37209**

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.

Caroline Gwaltney Rhodes
Caroline Gwaltney Rhodes

Steven W. Rhodes
Steven Rhodes

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 **Caroline Gwaltney Rhodes and Steven Rhodes** 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 7th day of November, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Donald F. McNeil, Jr.**

and Address: **806 Kendall Drive, Nashville, TN 37209**

Mail tax bills to, Farmington Mortgage, a division of Capstar Bank
2002 Richard Jones Road, Ste 300A
Nashville, TN 37215

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 **$380,000.00** 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 7th day of November, 2016.

Anna Agee
Notary Public

My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY