BILL GARRETT, Davidson County
Trans:T20170035815 DEEDWARR
Recvd: 04/27/17 16:16 2 pgs
Fees:13.00 Taxes:1091.50
20170427-0041705

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$295,000.00~~.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2017.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathaniel Futral Malori Futral	NEW YORK COMMUNITY BANK	
2206B Sheridan Road	1801 E. 9TH ST. #200	072-16-4A-002.00-CO
Nashville, TN 37206	CLEVELAND, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARRED MCNEAL, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL FUTRAL AND MALORI FUTRAL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2206 Sheridan Road, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160510-0046345, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Eli Beaird, unmarried by Warranty deed from Lynn A. Reinsel Heidbrier and husband, Ryan L. Heidbrier of record in Instrument No. 20070126-0010901 Register's Office for Davidson County, Tennessee, dated January 19, 2007 and recorded on January 26, 2007.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from Eli Beaird and Cori Beaird, husband and wife of record in Instrument No. 20160510-0046336 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 10, 2016.

Being a portion of the same property conveyed to Jarred McNeal, a married man by Quitclaim deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170124-0007776 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 24, 2017.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2206B Sheridan Road, Nashville, TN 37206.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2017.

Jarred McNeal by Sarah Randolph ATTORNEY IN FACT
Jarred McNeal by Sarah Randolph,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2017 before me personally appeared Sarah Randolph, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jarred McNeal as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Jarred McNeal.

Witness my hand and seal this 24th day of April, 2017.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

