Warranty Deed

Bill Garrett Davidson County Batch# 30501 **DEEDWARR** 11/28/2017 10:04:15 AM 2 pgs Fees: $13.00 Taxes: $1,052.65 20171128-0121113	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $284,500.00 Affiant Subscribed and sworn to before me, this the 22nd day of November, 2017. Notary Public My commission expires: 1/6/20

DANA DENWOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY **WAGON WHEEL TITLE** **202 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**		**Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #: G-2-17-1403**
Address of New Owner(s) as follows: Amanda M. Dean	Send Tax Bills To: new owner	Map/Parcel Numbers:
1403 Litton Ave.		072-10-0-048.00
Nashville, TN 37216		

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, **DUSTIN MCNEAL AND WIFE, TERYN MCNEAL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA M. DEAN, AN UNMARRIED WOMAN,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Beginning at a point in the Northeast intersection of Scott Avenue and Litton Avenue; thence East 73.00 feet to the point of beginning; thence North 16 degrees 30' 00" East, 200.04 feet to a Point; thence South 73 degrees 30' 00" East, 50.00 feet to a point; thence South 16 degrees 30' 00" West, 200.04 feet to a point in the northerly right-of-way of Litton Avenue; thence with the Northerly right-of-way of Litton Avenue, North 73 degrees 30' 00" West, 50.00 feet to the point of beginning, containing 10,020.00 square feet or 0.23 acres more or less.

Being the same property conveyed to Dustin H. McNeal by Warranty Deed from Robert W. Slate, II, unmarried of record in Instrument No. 20070801-0091261, Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 01, 2007.

Being the same property conveyed to Dustin H. McNeal and wife, Teryn McNeal by Quitclaim Deed from Dustin H. McNeal of record in Instrument No. 20120214-0012804 Register's Office for Davidson County, Tennessee, dated February 06, 2012 and recorded on February 14, 2012.

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 1403 Litton Ave., Nashville, TN 37216.

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 22nd day of November, 2017.

Dustin McNeal

Teryn McNeal

Teryn McNeal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dustin McNeal and Teryn McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2017.

Notary Public

My Commission Expires: 5.3.21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021