WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2924504

Return to:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $407,000.00

Affiant

Subscribed and sworn to me, this the 2nd day of July, 2018.

04/06/2021 Notary Public

My commission expires: Larry N. Westbrook

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
808 Setliff Place NASHVILLE, TN 37206	My808Setliff LLC	1 Dabney Lane York, ME 03909	083-06-0-061.00

THIS INDENTURE is made effective the 2 day of July, 20 18, by **Ellen Drew Preslar and husband Bradley Edward Preslar,** First Parties, for the purpose of conveying the premises described herein to My808Setliff, LLC, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Roy F. Williams Subdivision of The Hunter Tract as of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ellen D. Miller by Warranty deed from Patrick E. Kuhlers and Sarah E. Kuhlers, husband and wife of record in Instrument No. 20121204-0111243 Register's Office for Davidson County, Tennessee, dated December 03, 2012 and recorded on December 04, 2012.

Ellen Drew Preslar is one and the same as Ellen D. Miller

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision Restrictions, Building Lines, Easements and other matters shown on the Plan of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Bill Garrett Davidson County
Batch# 112916 **DEEDWARR**
07/05/2018 03:22:09 PM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20180705-0065320

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2018, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Ellen Drew Preslar

Ellen Drew Preslar

Bradley Edward Preslar

Bradley Edward Preslar

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ellen Drew Preslar**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 26 day of April, 2018.

Tracy L. Umeda

NOTARY PUBLIC

My Commission Expires: 07/08/2019

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Bradley Edward Preslar**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 26 day of April, 2018.

Tracy L. Umeda

NOTARY PUBLIC

My Commission Expires: 07/08/2019

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.