Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 123224 **DEEDWARR**
08/01/2018 08:58:38 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180801-0074849

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Noah Cook
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2018.

Corylon S. Priest
Notary Public

My commission expires: 7·8·2019
(AFFIX SEAL)

CORYLON S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Beth Nebel, Trustee of the Nebel Revocable Living Trust	**OWNER**	**Map 156-02-0 Parcel 217-00**
968 Beech Bend Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melinda Maves fka Melinda Rackliffe and Brody Maves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Beth Nebel, Trustee of the Nebel Revocable Living Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 822 on the Plan of Harpeth Woods, Section IV, of record in Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melinda Rackliffe, an unmarried woman, by Deed from Naomi Forman, an unmarried woman, of record in Instrument No.20160229-0018801, Register's Office for Davidson County, Tennessee. Melinda Rackliffe has since married and is now known as Melinda Maves.

Brody Maves, spouse of the above named Melinda Maves fka Melinda Rackliffe, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 5200, Page 560, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 6097, Page 560, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X_) Unimproved (____) property, known as **968 Beech Bend Dr., Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **31st** day of **July, 2018.**

Melinda Maves fka Melinda Rackliffe

Melinda Maves fka Melinda Rackliffe

Brody Maves

Brody Maves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Melinda Maves fka Melinda Rackliffe and Brody Maves,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2018.**

Dian - G. Q

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.