THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319622** KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,028,500.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 226371 DEEDWARR
05/06/2019 11:04:12 AM 2 pgs
Fees: $13.00 Taxes: $3,805.45

20190506-0042112

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew McCloud and Rachel McCloud 214 Deer Park Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 116-10-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia G. Waddey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew McCloud and Rachel McCloud, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 18, as shown on the map entitled A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 18 fronts 100 feet on the northerly side of Deer Park Circle and runs back 196.5 feet on the westerly line and 201 feet on the easterly line to a point half way between Deer Park Circle and Jackson Boulevard, measuring 100 feet, more or less, on the rear line.

Being the same property conveyed to VIRGINIA G. WADDEY, by deed from JULIA D. GOOCH, of record in Instrument No. 20021105-0135684, dated November 4, 2002, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-10-0-069.00.

Matters shown on the Plan of record in Plat Book 421, page 139, said Register's Office.

This is improved property located at 214 Deer Park Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2019.

Virginia G. Waddey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia G. Waddey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022