TN19120655

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

J-NCE-19-222-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Blake and Jeff Steuerwald	Same as	
(NAME)	(NAME)	
222 Donna Dr	new owner	**051-04-0-003.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEIL THOMPSON VENABLE, MARRIED (FORMERLY KNOWN AS NEIL THOMPSON WADDEY),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER BLAKE AND JEFF STEUERWALD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Beginning at a point in the Westerly margin of Donna Drive at the corner of Lots Nos. 16 and 17; thence with the line between said lots Nos. 16 and 17 Westerly 314.21 feet to a point; thence Southerly 136.34 feet to the North margin of Norman Drive; thence with the margin of the same Easterly 261.95 feet to the beginning of a curve; thence around said curve Northeasterly 45.56 feet to the West margin of Donna Drive; thence with the margin of the same Northerly 124.13 feet to the point of beginning.

And also described as:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Blair Heights, Section IV of record in Plat Book 2331, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Neil Thompson Waddey by Warranty deed from Mary P. Thompson of record in Book 8015, page 265, Register's Office for Davidson County, Tennessee, dated December 07, 1989 and recorded on December 29, 1989 and also dated February 05, 1990 and recorded on February 07, 1990 of record in Book 8041, Page 674.

**NEIL THOMPSON WADDEY IS NOW KNOWN AS NEIL THOMPSON VENABLE.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2447, Page 291, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- The recorded plan shows an Owner's Certificate, a 50-feet set-back line from Norman Drive, a 100-foot set-back line from Donna Drive, a 10-feet easement along the West rear line of the lot for public utilities and an anchor easement 3 x 15 feet on Norman Drive at a point 110 feet West of a concrete monument near the intersection of Donna Drive.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 Donna Dr, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 246502 **DEEDWARR**
06/21/2019 08:58:41 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190621-0059917

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF JUNE, 2019.

Neil Thompson Venable

Michael Edward Venable

**Michael Edward Venable joins in this conveyance to convey any marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL THOMPSON VENABLE AND MICHAEL EDWARD VENABLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212