WARRANTY DEED

Karen Johnson Davidson County
Batch# 251328 DEEDWARR
07/02/2019 08:52:19 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20190702-0064200

O-BR-19-1209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY Commission Expires 05-02-2021

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)
Tom Michael Morrissey	**BancorpSouth Bank**	
(NAME)	(NAME)	
1209 Reelfoot Circle	**5217 Maryland Way**	**108-12-0-130.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brentwood, TN 37027**	
(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, **WILLIAM R. MACKEL AND BRENDA R. MACKEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOM MICHAEL MORRISSEY, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Two, Reelfoot of record in Plat Book 5200, Page 727, 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 William R. Mackel and Brenda R. Mackel, husband and wife by Special Warranty deed from Mortgage Electric Registration Systems, Inc. of record in Instrument No. 20050106-0002411 Register's Office for Davidson County, Tennessee, dated December 14, 2004 and recorded on January 06, 2005. (Value of consideration shown in aforementioned deed $118,900.00.) Being also known as 1209 Reelfoot Circle Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6411, Page 920, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 Reelfoot Circle, Nashville, Tennessee 37214**.

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 26 DAY OF JUNE, 2019.

William R. Mackel, by his attorney in fact, Kate Nyquist

Brenda R. Mackel, by her attorney in fact, Kate Nyquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM R. MACKEL AND BRENDA R. MACKEL, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM R. MACKEL AND BRENDA R. MACKEL.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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