Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 256917 DEEDWARR
07/15/2019 10:32:26 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20190715-0068755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter A. Sergel and Megan M. Sergel 872 Battery Lane Nashville, TN 37220	NEW OWNER	132-10-0-012

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason M. Gresalfi and Melissa Gresalfi, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Peter A. Sergel and Megan M. Sergel, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land in the 7th Civil Strict of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated December 1948 as follows:

Beginning on the Northerly margin of Battery Lane 135 feet East of the Southeast corner of the property conveyed to John D. Shirley and wife by deed from Ann E. Benedict of record in Book 1646, page 613, Register's Office for said County; thence with the Northerly margin of Batterly Lane, North 70 degrees 30 minutes East, 135 feet to a stake; thnce North 2 degrees 45 minutes East 506 feet to a stake; thence North 70 degrees 30 minutes West 135 feet to a stake; thence North 2 degrees 45 minutes West 506 feet to the Northerly margin of Battery Lane, the point of beginning, containing 1.51 acres more or less.

Being the same property conveyed to Jason M. Gresalfi and Melissa Gresalfi, husband and wife by Warranty Deed from John Hussey and Maria Hussey, husband and wife, dated 06/05/2012 and recorded 06/07/2012, of record in Instrument Number 20120607-0049735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 872 Battery Lane, Nashville, TN 37220

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, their heirs and assigns forever; and we do covenant with 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 the 10th day of July, 2019.

Jason M. Gresalfi

Melissa Gresalfi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jason M. Gresalfi and Melissa Gresalfi with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of July, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

