WARRANTY DEED

Karen Johnson Davidson County
Batch# 327998 DEEDWARR
12/11/2019 08:44:50 AM 2 pgs
Fees: $13.00 Taxes: $785.14

20191211-0127588

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,200.00

Brandy Lee McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2019.

Cecilia Kendall
Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily K. McElhany	Ameris Bank Mortgage	061-15-0-017
(NAME)	(NAME)	
3912 B Burrus Street	3 Corporate Square, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Atlanta, GA 30329	
(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 considerations, the receipt of which is hereby acknowledged, I, Mary C. Merchan FKA Mary C. Leanderts, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Emily K. McElhany, a single woman, hereinafter called the GRANTEE(S), and / or her 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 a survey of the southerly 50 feet of Lot 60 on the Maplewood Home Tract as of record in Book 421, Page 174 and being Lot No. on an unrecorded resubdivision of Lots 59 and 60 prepared on November 10, 1959 by William Collier Parrish Associates of Nashville, Tennessee.

Said property fronts 50 feet on the easterly side of Burrus Street and runs back between parallel lines 225 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Mary C. Leanderts by Warranty Deed from Lisa M. Chapman, dated 06/19/2007, of record in Instrument 200706220074930, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3912 B Burrus Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 5th day of December, 2019.

Mary C. Merchan FKA Mary C. Leanderts

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary C. Merchan FKA Mary C. Leanderts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2019.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027