# WARRANTY DEED

Karen Johnson Davidson County
Batch# 341235 DEEDWARR
01/09/2020 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20200109-0003368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of January, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Arielle Neal | | 072 09 0 100.00 |
| (NAME) | (NAME) | |
| 1005 Burchwood Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dianne Sue Hall**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Arielle Anjali Neal and Christinia Lafferty, tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 of Block No. 1 on the Map of Burchwood Place, as of record in Book 547, Page 183. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence Dean Hutchison and wife Diane Hutchison by Deed from James D. Hall and wife Sue Bradshaw Hall dated August 12, 1980 and recorded August 14, 1980 in Book 5637, Page 100, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diane Hutchison by Quitclaim Deed from Lawrence Dean Hutchison dated November 11, 1986 and recorded November 13, 1986 in Book 7038, Page 543, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence Dean Hutchison and wife, Dianne Hutchison by Quitclaim Deed from Barbara Rosser, Trustee dated January 6, 1987 and recorded January 9, 1987 in Book 7101, Page 984, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dianne Sue Hall by Quitclaim Deed from Lawrence Dean Hutchison dated October 14, 1994 and recorded October 20, 1994 in Book 9504, Page 771, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1913011SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1005 Burchwood Ave, Nashville, TN 37216

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 our hands this 8th day of January, 2020

Dianne Sue Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dianne Sue Hall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File Number: GRN-1913011SSO

# True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

