This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 347975 **DEEDWARR**
01/24/2020 09:24:50 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20200124-0008764

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $695,000.00.

Affiant

Subscribed and sworn before me this the 21st day of January, 2020.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Kreidel	New Owner	092-10-0E 001.00
19041 Foxwood Lane		
Huntington Beach, CA 92648		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE W. MCNEILAGE, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRIAN DECKER, a married man, 50% interest, AND CHRISTOPHER KREIDEL, a married man, 50% interest,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Clifton Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170127-0009230, and being shown on Plat attached thereto as Exhibit "B", 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 Bruce W. McNeilage, married, by deed from 2611 Clifton Ave Partners dated 03/09/2018, of record in Instrument No. 20180313-0023846, said Register's Office. The spouse of Bruce W. McNeilage never resided at the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 616 27th Ave., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of January, 2020.

Bruce W. McNeilage by John White, Attorney-in-Fact

Bruce W. McNeilage by John White, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 21st day of January, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared **John White** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRUCE W. MCNEILAGE, by Specific Power of Attorney dated January 17, 2020, and who acknowledged that he executed the same as the free act and deed of BRUCE W. MCNEILAGE.

Witness my hand and official seal this 21st day of January, 2020.

Notary Public

My Commission Expires:

1/17/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY