THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124401** Karen Johnson Davidson County Batch# 361676 **DEEDWARR** 02/24/2020 08:26:52 AM 2 pgs Fees: $13.00 Taxes: $1,239.50 20200224-0019848	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00 Affiant Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My Commission Expires: 3-7-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Justin DeWaard and Megan R DeWaard 510 Elaine Drive Nashville TN 37211	Send Tax Bills To: New Owner Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No: 133 13 0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter S. McNeilly and Anitha Danielle McNeilly, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin DeWaard and Megan R DeWaard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 69 on the Plan of ABBAY HALL SECTION I, as of record in Book 2331, Page 18. Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter S. McNeilly and Anitha Danielle McNeilly, Husband and Wife, as joint tenants with right of survivorship, by Quit-Claim Deed from Peter S. McNeilly and Anitha Danielle McNeilly, fka Anitha S. Ross, Husband and Wife, of record in Instrument No. 20190917-0094269, in the Register's Office of Davidson County, Tennessee, dated September 03, 2019 and recorded on September 17, 2019.

Being the same property conveyed to Peter S. McNeilly and Anitha S. Ross, as joint tenants with right of survivorship, by Warranty Deed from Clint Haynes, married, of record in Instrument No. 20140115-0004074, in the Register's Office of Davidson County, Tennessee, dated January 09, 2014 and recorded on January 15, 2014.

Peter S. McNeilly and Peter McNeilly being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBAY HALL SECTION I, as recorded in Plat Book 2331, Page(s) 18.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7780, Page 808.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2345, Page 514 and Book 2393, Page 627.

This is improved property located at 510 Elaine Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2020.

Anitha Danielle McNeilly

Peter McNeilly by Anitha as attorney-in-fact
Peter McNeilly by Anitha McNeilly as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anitha McNeilly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Peter McNeilly and that she is authorized by Peter McNeilly to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of February, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021