This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5552

Karen Johnson Davidson County
Batch# 385800 DEEDWARR
04/15/2020 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $703.92
20200415-0039204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,250.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Tyler McBee and Danielle Nicole McBee 2311 Deerwood Road Nashville, TN 37214	Panorama Mortgage Group, LLC d/b/a Novus Home Mortgage 20935 Swenson Drive Suite 450 Waukesha, WI 53186	095-07-0-056

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Danny L. McBee and wife, Diana Kay McBee**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon McBee and Danielle McBee, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and 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 Lot No. 196 on the plan of Merry Oaks, of record in Plat Book 1835, pages 67 and 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Danny L. McBee and wife, Diana Kay McBee by Warranty Deed from Yancy Riley and wife, Misty Riley, dated December 31, 2015, recorded January 6, 2016, of record in Instrument No. 20160106-0001099, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2311 Deerwood Road, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~2nd~~ 9th day of ~~March~~ April, 2020.

GRANTOR:

Danny L. McBee

Diana Kay McBee

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Ross

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Danny L. McBee and Diana Kay McBee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~2nd~~ 9th day of ~~March~~ April, 2020.

Cinda L. Knisley
Notary Public
My Commission expires: 10-15-2020

NOTARIAL SEAL
STATE OF OHIO

Cinda L. Knisley
Notary Public State of Ohio
My Commission Expires 10-15-20

202004150039204

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

