This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-7075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Subscribed and sworn to before me, this the 15th day of May, 2020.

Notary Public
My Commission Expires: 12-19-20

Karen Johnson Davidson County
Batch# 402310 DEEDWARR
05/18/2020 03:06:17 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20200518-0051386

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth McNeer 3729 Shane Point Place Nashville, TN 37211	SAME	172-16-0A-019.00-C

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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mackenzie K Campbell n.k.a. Mackenzie K. Campbell Dickinson, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth McNeer, a single woman**, hereinafter called the Grantee, her 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. 19 on the Plan of the Revision to Shane Point, of record in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mackenzie K. Campbell, an unmarried woman by Warranty Deed from Whitney H. Beyer and Matthew T. Beyer, wife and husband, dated May 31, 2017, recorded June 2, 2017, of record in Instrument No. 20170602-0054967, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3729 Shane Point Place, Nashville, TN 37211**

Brandon Dickinson joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

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 her 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 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. Whenever used, the singular number 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 15th day of May, 2020.

GRANTOR:

Mackenzie K Campbell Dickinson

Mackenzie K Campbell Dickinson

Brandon Dickinson

Brandon Dickinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mackenzie K Campbell Dickinson and Brandon Dickinson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2020.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021