THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28580	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **125,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2020. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 407866 DEEDWARR
05/29/2020 03:36:32 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20200529-0055762

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Vera	owner	MAP 168-00-0-
7113 TOTTY ROAD		PARCEL 101.00
Franklin, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew Marchal and wife, Jennifer Marchal**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel Vera**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Ninth Civil District Davidson County, not of record and described according to a survey by Southern Land Surveying Co., Inc., dated January 23, 1974, and described as follows:

Beginning at a point in the Southern margin of State Route 100; thence North 32 degree West 915.75 feet to a point thence South 87 degree East 241.5 feet to a point; South 28 degree East 792 feet to a point in the Southerly margin if State Route 100; thence South 60 degree West 123.75 feet to the point of beginning.

INCLUDED in the above description, but hereby expressly EXCLUDED in the property conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument Number 20000508-0046067, in the Register's Office for Davidson County, Tennessee

)Being the same property conveyed to Matthew Marchal and wife, Jennifer Marchal by Warranty deed from Evelyn Rodgers, Joined by her spouse, William Rodgers of record in Instrument No. 20180711-0066975 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 11, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **8813 Highway 100, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 28th day of May, 2020.

Matthew Marchal

Jennifer Marchal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Marchal** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Marchal** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that s executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE