WARRANTY DEED

Karen Johnson Davidson County
Batch# 412483 DEEDWARR
06/09/2020 03:05:38 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200609-0059245

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$360,000.00~~ XXXXXXX

$450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, Franklin, TN 37067

File No.: 20-CD-224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle Elizabeth Dicks and Richard Wesley Nealy	Michelle Elizabeth Dicks and Richard Wesley Nealy	130-01-018.00
(NAME) 112 Keyway Drive	(NAME) 112 Keyway Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOEL RAYMON LOCKE, JR., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE ELIZABETH DICKS, AN UNMARRIED WOMAN AND RICHARD WESLEY NEALY, AN UNMARRIED MAN, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEES, 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. 62, on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, page 4, in the 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 Joel Raymon Locke, Jr., an unmarried man, by Warranty Deed, from Carla Wallace, an unmarried woman, dated August 15, 2013, recorded August 16, 2013, of record in Instrument No. 20130816-0086308, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 112 Keyway Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 7 day of May, 2020

Joel Raymon Locke, Jr BY: Frieda G Locke ATTORNEY IN FACT
Joel Raymon Locke, Jr. By Frieda G. Locke, Attorney in Fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of May, 2020, before me personally appeared Frieda G. Locke, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joel Raymon Locke, Jr., and acknowledged that he/she executed the same as the free act and deed of said Joel Raymon Locke, Jr..

Witness my hand, at office, this 7 day of May, 2020.

SUSAN L. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-10-2023

Susan L Jackson
Notary Public

My Commission Expires:_____