Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1246TN

Karen Johnson Davidson County
Batch# 412911 **DEEDWARR**
06/10/2020 12:27:53 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200610-0059522

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of June, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Daniel Breedlove 6656 Holt Rd. Nashville, TN 37211	**SAME AS NEW OWNER.**	180 00 0 079.00

WARRANTY DEED

FOR AND IN 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, **Greg Carrell and Kathleen Carrell Husband and Wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel W. Breedlove unmarried** 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:

Property known as 6656 Holt Rd. Nashville, TN 37211, County of Davidson to wit:

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 Numbers 8 on the Plan of Holt Hills Subdivision, of record in Plat Book 5050, Page 78, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete and detailed description.

Being the same property conveyed to Greg Carrell, by deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 07/11/2012 filed and recorded 09/11/20012 record in Instrument No. 20120911-0082150, said Register's Office.

The said Greg Carrell having since married Kathleen Carrell and the said Kathleen Carrell joins in this conveyance for the purpose of conveying any interest she may have in the above referenced property marital or otherwise.

Tax Map and Parcel ID is as follows 180 00 0 079.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6656 Holt Rd., Nashville, TN 37211

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 unemcumbered, 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.

Witness my hand this 8th day of June, 2020.

Greg Carrell

Kathleen Carrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2020, before me personally appeared **Greg Carrell and Kathleen Carrell Husband and Wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 8th day of June, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023