Return TO GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
~~SUITE 101~~
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~265,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SE

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

G-P-20-182

Karen Johnson Davidson County
Batch# 413485 **DEEDWARR**
06/11/2020 11:53:37 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200611-0059809

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elena Crowley-Ornelas	New Owner	
(NAME)	(NAME)	
182 Radnor Street		**119-14-0-252.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN MCLELAND, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELENA CROWLEY-ORNELAS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. Part of Lot "B" on the Plan of William Lee Subdivision of The Roth Property of record in Plat Book 1130, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot "B" fronts 75 feet on the Northerly side of East Radnor Street and runs back 180.9 feet on the West line and 182.3 feet on the East line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Ryan McLeLand by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20160216-0014480 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016.

The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1300, Page 572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **182 Radnor Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

RETURN TO

Witness my/our hand(s) this the 9th DAY OF JUNE, 2020.

Ryan McLeLand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212