WARRANTY DEED

Karen Johnson Davidson County
Batch# 425502 DEEDWARR
06/24/2020 02:18:10 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200624-0068295

W-SB-SIM-20-8005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/16/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kathryn Harrison McCall and Ray Barnett McCall, Jr.	**Simmons Bank**	
(NAME) **8005 Montcastle Dr**	(NAME) **PO Box 9067**	**155-02-0A-002.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Pine Bluff, AR 71611**	
(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, **GREGORY WARREN NEFF, II AND KATHRYN K. NEFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN HARRISON MCCALL AND RAY BARNETT MCCALL, JR., WIFE AND HUSBAND,** 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. 2 on the Plan of Montcastle Estates of record in Plat Book 6900, Page 326, 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 Gregory Warren Neff, II, Kathryn K. Neff, husband and wife by Warranty Deed from Kathryn H. McCall and Ray B. McCall, wife and husband of record in Instrument No. 20181116-0113151 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 16, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. , Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of for Dry Creek Farm, record in Instrument Number 20031001-0145053, amended in Instrument No. 20080611-0060336, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Ivy Hill at Dry Creek Farms, of record in Instrument Number 20040921-0113624, as supplemented in Instrument No. 20060130-0011538, Register's Office for Davidson County, Tennessee.
- Charter for Ivy Hill at Dry Creek HOA in Instrument No. 20041005-0119646, Register's Office for Davidson County, Tennessee.
- Conveyance of common area and open space in Instrument No. 20060130-011537, Register's Office for Davidson County, Tennessee.
- TVA Easement shown on Plan in Book 4175, Page 8, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of Easement for sanitary sewers and/or storm drainage in Book 7695, Page 562, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement in Book 3248, Page 58, Register's Office for Davidson County, Tennessee.
- Easement to United States of America in Book 10752, Page 679, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Instrument No. 20031001-0145056, 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: **8005 Montcastle Dr, Nashville, Tennessee 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(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.

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2020.

Gregory Warren Neff, II

Kathryn K. Neff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY WARREN NEFF, II, 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 22nd of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN K. NEFF, 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 22nd of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212