THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28629	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2020. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

Karen Johnson Davidson County
Batch# 429914 DEEDWARR
07/01/2020 04:03:52 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200701-0071593

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Fite Mothershead	new owner	MAP 095-11-0
2201 Pittswood Drive		PARCEL -077.00
Nashville, TN 37214		
(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, **Jeffrey L. McKay, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Fite Mothershead, a married man**

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. 22 on the Plan of Cloverdale Section II and Revision of Lots 21 and 22, Section I of record in Plat Book 2133, Page 58, 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 Jeffrey L. McKay by Warranty deed from Cynthia A. Floyd, unmarried of record in Instrument No. 20191001-0099762 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

This property is not now and had never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 2133, Page 58; (3) Sanitary Sewer Easement of record in Book 4371, Page 122 and Book 5282, Page 160; (4) Easement for waterline of record in Book 2247, Page 47; (5) Restrictions of record in Book 2094, Page 87 and Book 2149, Page 525; (6) All visible easements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2201 Pittswood Drive, Nashville, TN 37214.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

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 my hand this the 26th day of June, 2020.

Jeffrey L. McKay

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 **Jeffrey L. McKay** 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 26th day of June, 2020.

My Commission expires: 1-8-24

Notary Public

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