Karen Johnson Davidson County
Batch# 442432 DEEDWARR
07/22/2020 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $625.30
20200722-0080638

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2020. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35565-06-2020**	

SHELEY H. OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tammie D. Wyatt 3208 Trails End Lane Nashville, TN 37214	New Owners	Map and Parcel No.: 10808008400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. McKee**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammie D. Wyatt, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3208 Trails End Lane, Nashville, TN 37214.

Elizabeth McKee and E. McKee are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2020.

E. McKee, by George E. Mudter, Jr., her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for E. McKee, and he is authorized by E. McKee to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of July, 2020.

Notary Public

My Commission Expires:

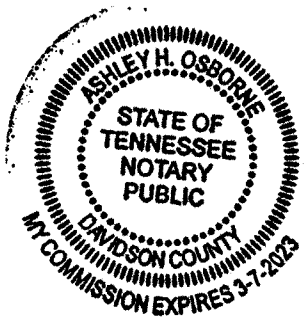


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 242A on the Plan of Zone Lot Division Lot Nos. 241, 242 & 243, Section 2, Larchwood, as of record in Plat Book 5200, page195, amending Plat Book 5800, pages 207 & 208, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to E. McKee by deed dated June 30, 2009 from Carla L. Pelizzari and husband, Brandon K. Pelizzari, of record in Instrument No. 20090702-0061913, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 10808008400.
2. Restrictive covenants contained in an instrument of record in Book 5158, page 918, Book 5479, page 443, amended in Book 5681, page 532, Book 5688, page 696, Book 6011, page 130 and in Book 6079, page 236, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 5800, page 195, amending Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee.
4. Easement for a service drive of record in Book 5980, page 311, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

