Karen Johnson Davidson County
Batch# 445056 DEEDWARR
07/28/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200728-0082973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 4/22/23

ELAND L. COLEMAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

2020-1271-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marshell McCall 6725 Sunnywood Drive Nashville, TN 37211	First National Bank of Middle Tennessee 1608 Williams Dr. Suite 301 Murfreesboro, TN 37129	Map/Parcel 181 02 0B 011.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Hunter Askew, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshell McCall, a single woman,** hereinafter called the GRANTEE, her heirs 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. 11 as shown on the Final Plat of Section One, Sugar Valley Place, of record as Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Hunter Askew, unmarried by Warranty Deed from Kelly Crosby, dated February 10, 2016, of record in Instrument No. 20160211-0013130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 6725 Sunnywood Drive, 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that her lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, he heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grace Askew, wife of William Hunter Askew, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property by reason of her marital status, or otherwise.

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.

Effective the 27th day of July, 2020:

William Hunter Askew

Grace Askew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July, 2020, before me personally appeared William Hunter Askew and Grace Askew, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2020.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

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)

