6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Millie Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2020.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021
(AFFIX SEAL)

JM-SB-VRES-20-3525

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)
Millie Sweeney and Kirk M. Sweeney	American Neighborhood Mortgage Acceptance Company, LLC.	
(NAME)	(NAME)	
3525 Old Clarksville Pike	700 East Gate Drive, Suite 400	**022-00-0-068.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080-8892	Mt. Laurel, NJ 08054	
(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, **Taylor A. Hale and Doug S. Hale, Wife and Husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do/does transfer and convey unto **Millie Sweeney and Kirk M. Sweeney, Wife and Husband,** hereinafter called the Grantees, 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 the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Clarksville Pike, the same being 12.1 poles North 75 degrees West from M. Reding's Northwest corner, thence South 11 \'bd degrees West 198 feet to a stake; thence South 2 degrees West 1,091 feet to a stake n the North line of the Dismukes' land, also the old South line of the Joel Griffin land of which this is a part, red oak pointers; thence North 87 degrees West 330 feet to a stake in said Dismukes' line with small red oak and chestnut pointers; thence North 2 degrees East 980 feet to a stake, corner to Lot No. 1 in M Reding's line; thence South 75 degrees East 96 feet to a stake, Southeast corner of Lot No. 2; thence with the center of Clarksville Pike, South 75 degrees East 205 feet to the beginning, containing 8.14 acres, more or less.

Being the same property conveyed to Taylor A. Hale and Doug S. Hale, wife and husband by Warranty deed from Maven Advantage Inc. a North Carolina Corporation of record in Instrument No. 20170419-0038246 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 19, 2017.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3525 Old Clarksville Pike, Joelton, Tennessee 37080-8892**.

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.

Karen Johnson Davidson County
Batch# 447566 **DEEDWARR**
07/31/2020 08:44:27 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200731-0084432

Witness my/our hand(s) this the 28th DAY OF JULY, 2020.

TAYLOR A. HALE

DOUG S. HALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR A. HALE, 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 28th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUG S. HALE, 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 28th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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