THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728447

Karen Johnson Davidson County
Batch# 458401 **DEEDWARR**
08/17/2020 12:38:08 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20200817-0092059

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2020.

Notary Public
My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Culligan and Kathryn Marcario 309B McKennel Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 072 16 0C 004.00

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, **Philip Scates and Evanne Scates, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Culligan, unmarried, and Kathryn Marcario, unmarried, as joint tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D, as shown on the plan of McKennell Drive Townhomes, a Condominium, a Horizontal Property Regime, flied as Exhibit "B" to and Established by the Declaration of record in Instrument 201310070105114, and amended by Instrument 201401020000216, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and Condominium, the right and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Evanne Lindley and Phillip Scates, Wife and Husband, by Warranty Deed from Ridgemont Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140923-0087405, in the Register's Office of Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

Evanne Lindley now known as Evanne Scates.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision / Partition Lot 7, Delaney Subdivision, Section 1, as recorded in Plat Instrument No. 20130815-0085806.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131007-0105114 and Restated in Instrument No. 20140102-0000261 and amended in Instrument No. 20150917-0094299.
Easement for Perpetual right of entry for access from Public rights-of-way to the Systems and Facilities, recorded in Instrument No. 20140102-0000074.

This is improved property located at 309B McKennel Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of August, 2020.

Philip Scates

Evanne Scates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip Scates and Evanne Scates, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2021