WARRANTY DEED

Karen Johnson Davidson County
Batch# 460307 **DEEDWARR**
08/19/2020 02:23:16 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200819-0093596

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Affiant

Subscribed and sworn to me on August 14, 2020.

NOTARY PUBLIC

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-VRES-20-1005

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33777

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan James McNeal Elizabeth McNeal 1005 Eddystone Court Nashville, TN 37207	new owners	059-15-A-109.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kelsey Mercer and Matthew Mercer, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jonathan James McNeal and Elizabeth McNeal, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Final Plat of Phase Five, Chateau Valley of record in Plat at Instrument No. 20050815-0096234, 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 Kelsey Mercer and Matthew Mercer, wife and husband, by Warranty Deed from Elijah Williams, single, dated February 20, 2019, filed for record on February 22, 2019, in Instrument No. 20190222-0016261, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Any and all matters as shown on the plan of Chateau Valley, Phase Five, of record as Instrument No. 20050815-0096234, in the Register's Office for Davidson County, Tennessee.
3. Restrictions, declarations, dedications, agreements, memorandums, assessments, covenants, conditions and/or easements of record against said property which are of record in said Register's Office, especially Instrument No. 20050823-0100587, of record in the Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1005 Eddystone Court, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS our hands this 14th day of August, 2020.

Kelsey Mercer

Matthew Mercer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 14, 2020, before me personally appeared Kelsey Mercer and Matthew Mercer, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 14, 2020.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY