This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203606 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$550,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of September, 2020. Notary Public My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

Karen Johnson Davidson County
Batch# 479214 **DEEDWARR**
09/21/2020 09:19:14 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20200921-0107596

WARRANTY DEED

THIS INDENTURE, made this 17th day of September, 2020, among:

WILLIAM STONE, UNMARRIED MAN AND BRITTANY SEVER, UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Thomas I. McLaughlin, Jr., a single man and Emily R. McDaniel, a single woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Re-Subdivision of Part of Crievewood, record in Plat Book 2330, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the South side of Barrywood Drove and runs back 540.0 feet on the West line and 538.9 feet on the East line to a dead line in the rear on which it measures 46.7 feet.

Being the same property conveyed to Clemant J. McDaniel, Jr and wife, Lillian S. McDaniel by Warranty deed from William Russell Quattlebaum and wife, Betty S. Quattlebaum of record in Book 3226, page 635, Register's Office for Davidson County, Tennessee, dated June 07, 1961.

Being the same property conveyed to William Stone, unmarried man and Brittany Sever, unmarried woman, as tenants in common with rights of survivorship by Warranty deed from Lillian S. McDaniel, unmarried of record in Instrument No. 20190215-0014246 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on February 15, 2019. (Value of consideration shown in aforementioned deed $340,000.00.) Being also known as 371 Barrywood Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William Stone

Brittany Sever

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Stone and Brittany Sever, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Thomas McLaughlin and Emily McDaniel, and Emily McDaniel
Address: 371 Barrywood Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 146-12-0-173.00-CO