Karen Johnson Davidson County
Batch# 493602 DEEDWARR
10/09/2020 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20201009-0117854

#35762

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35762-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me this 8th day of October, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Allison Fitts Kearney 214 Deer Park Circle Nashville, TN 37205	**Send Tax Bills To:** Allison Fitts Kearney 214 Deer Park Circle Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11610006900

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, **Andrew McCloud and Rachel McCloud, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Allison Fitts Kearney, ummarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 214 Deer Park Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 8th day of October, 2020.

Andrew McCloud

Rachel McCloud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew McCloud and Rachel McCloud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2020.

Notary Public

My Commission Expires:
10-7-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly half of Lot No. 18, as shown on the Map entitled A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 18 fronts 100 feet on the northerly side of Deer Park Circle and runs back 196.5 feet on the westerly line and 201 feet on the easterly line to a point half way between Deer Park Circle and Jackson Boulevard, measuring 100 feet, more or less, on the rear line.

Being the same property conveyed to Andrew McCloud and Rachel McCloud, husband and wife, by deed dated May 1, 2019 from Virginia G. Waddey of record in Instrument No. 20190506-0042112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11610006900.
2. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 11610006900.
3. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

