Karen Johnson Davidson County
Batch# 501372 DEEDWARR
10/26/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,785.73
20201026-0123516

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930465**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $752,900.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2020. Notary Public My Commission Expires: 09-02-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ricky D Conner and Jean L Conner 724 Elysian Fields Road Nashville TN 37204	New Owner	Tax Parcel ID No. 132-15-0-031.00

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, **Christina C. McAfee and Matthew E. McAfee, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ricky D Conner and Jean L Conner, husband and wife** ("Grantees"), their 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 Lot No. 41 on the Plan of Unrecorded Map of Elysian Fields, Section II, as referenced in the deed of record in Book 3507, Page 39, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Z. J. Wilkinson, surveyor, on March 25, 1948, as follows:

Beginning at a point in the Northerly margin of Elysian Fields Road, 1624 feet Westerly from the L & N Railroad property line at an iron pin which is 188.5 feet East of the center line of a culvert, both of said measurements being along the center line of Elysian Fields Road, which is a curve, said point likewise being at the corner of Lots Nos. 41 and 42; thence with the line between said lots, North 44 degrees 45 minutes East 335 feet to an iron pin; thence Easterly around a slight curve, 90.2 feet to an iron pin at the corner of Lots Nos. 40 and 41; thence with the line between said lots, Southwesterly 335 feet to an iron pin in the margin of Elysian Fields Road; thence with the line of the same, Northwesterly around a curve, 175 feet to the point of beginning.

Being the same property conveyed to Christina C. McAfee and Matthew E. McAfee, wife and husband by Warranty deed from Roger Trey Yant and wife, Anna Catesby Yant of record in Instrument No. 20190613-0056631 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 13, 2019.

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.

Taxes for the year 2021, a lien not yet due and payable.

Sanitary sewer easement of record in Book 6255, Page 482, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 724 Elysian Fields Road Nashville TN 37204

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, Grantors have executed this instrument on this 19th day of October, 2020.

Christina C. McAfee

Matthew E. McAfee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christina C. McAfee and Matthew E. McAfee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

True Copy Certification

I, **Angie Lawless**, 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 executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

