# WARRANTY DEED

Karen Johnson Davidson County
Batch# 501681 **DEEDWARR**
10/26/2020 02:00:20 PM 2 pgs
Fees: $13.00 Taxes: $2,528.95

20201026-0123954

G-PARKS-20-413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Katie Ann McPherson and James Brice McPherson** | **Bank of Nashville div Synovus Bank** | |
| (NAME) | (NAME) | **083-10-0-016.00** |
| **413 North 16th Street** | **1033 Demonbreun St** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Nashville, TN 37203** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN M. WARREN AND TESSA ATKINS WARREN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATIE ANN MCPHERSON AND JAMES BRICE MCPHERSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND in Davidson County, Tennessee, being Lots Nos. 251, 252, part of Lot 254 and the Westerly 35.5 feet of Lot 246 on the Map of McEwen Place as of record in Book 332, Page 133, Register's Office for said County, being more particularly described as follows:

Beginning on the Easterly margin of North 16th Street at a point 60.0 feet South of the Southerly margin of McEwen Avenue, said point being the corner of Lots Nos. 250 and 251; thence with the Easterly margin of North 16th Street, Southwardly 60.0 feet to the corner of Lots Nos. 252 and 253; thence with the line between said two lots, and with the line between Lots Nos. 244 and 245, Eastwardly 147.5 feet; thence Northwardly 10.0 feet; thence Eastwardly 23.5 feet; thence at right angles Northwardly 50.0 feet to the line between Lots Nos. 246 and 247; thence with the line between said two lots and with the line between Lots Nos. 250 and 251, Westwardly 171.0 feet to the Beginning

Being the same property conveyed to Kevin M. Warren, a married man, Jon M. Warren and wife, Nina R. Warren, all as joint tenants with right of survivorship by Warranty deed from Deborah Woksa and husband, Marshall Woksa of record in Instrument No. 20030430-0057779 Register's Office for Davidson County, Tennessee, dated April 28, 2003 and recorded on April 30, 2003. Being the same property conveyed to Kevin M. Warren and Tessa Atkins Warren, husband and wife as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Jon Warren and Nina R. Warren, husband and wife, and Kevin M. Warren, a married man and joined by his spouse Tessa Atkins Warren of record in Instrument No. 20090202-0008594 Register's Office for Davidson County, Tennessee, dated December 29, 2008 and recorded on February 02, 2009.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Subject to Easement for Encroachment & Permissive Use Agreement of record in Instrument No. 20201026-0123953, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **413 North 16th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 16 DAY OF OCTOBER, 2020.

Kevin M. Warren

Tessa Atkins Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212