Karen Johnson Davidson County
Batch# 518202 DEEDWARR
11/18/2020 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20201118-0135736

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-22-22
(AFFIX SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Peyton McVay and William H Minneci	SAME	Parcel ID: 142-01-0A-062.00-CO
(NAME)	(NAME)	
8207 Sawyer Brown Rd J6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arlo Ray Liebeler, Jr**, **unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Peyton McVay and William H Minneci**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. J-6 of River Plantation, Section One, Condominium Apartments, as of record in Book 4460, page 59, Registers Office for Davidson County, Tennessee, together with the carport designated as No. J-6-C, as shown in and described by Master Deed establishing the horizontal Property Regime with respect to River Plantation, Section One, Condominium, to which reference is made for a more complete description thereof.

Being the same property conveyed to Arla Ray Liebeler Jr. by Quitclaim Deed from Arlo Ray Liebeler Jr. the sole heir at law of Ruth Gwendolyn O Liebeler, deceased dated August 30, 2019 and filed as Instrument number 20190910-0091361 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8207 Sawyer Brown Rd J6, Nashville, TN 37221

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 we do covenant with the said Grantees 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 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 13th day of November, 2020

Arlo Ray Liebeler, Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Arlo Ray Liebeler, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2020.

Notary Public

My Commission Expires: 7/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kim Swanner, 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.

Kim Swanner

State of TENNESSEE
County of MAURY
Personally, appeared before me, Elizabeth Grooms, a notary public for this county and state, Kim Swanner, 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: 6-22-22
Notary's Seal

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY