WARRANTY DEED

O-SB-FNB-20-1318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DECEMBER, 2020.

Notary Public

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 543445 **DEEDWARR**
12/29/2020 02:54:13 PM 2 pgs
Fees: $13.00 Taxes: $878.75

20201229-0154396

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)
William Mercer, Jr. and Anita Mercer **William Mercer, III**	New Owners	
(NAME) **1318 McAlpine Avenue**	(NAME)	**061-16-0-204.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **QUENTON KEITH GATTIS AND PENNY LOU GATTIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM MERCER, JR. AND ANITA MERCER, HUSBAND AND WIFE AND WILLIAM MERCER, III, A SINGLE MAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 the Easterly 50.1 feet of Lot No. 48 on the Plan of Kennedy and Graves Subdivision of Blocks C and D, Monte Vista of record in Plat Book 843, Page 14, 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 part of Lot No. 48 fronts 50.1 feet on the Southerly side of McAlpine Avenue, and runs back between parallel lines, 388.5 feet to a dead line.

Being the same property conveyed to Quenton Keith Gattis and Penny Lou Gattis, husband and wife, tenancy by entirety by Warranty deed from Howard Lowell Markum and Bonita Markum, husband and wife of record in Instrument No. 20180629-0063321 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on June 29, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4717, Page 393, in the 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: **1318 McAlpine Avenue, Nashville, Tennessee 37216**.

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 22nd DAY OF DECEMBER, 2020.

Quenton Keith Gattis

Penny Lou Gattis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, QUENTON KEITH GATTIS, 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 22nd of December, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PENNY LOU GATTIS, 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 22nd of December, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

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