THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201232197

Karen Johnson Davidson County
Batch# 556000 DEEDWARR
01/19/2021 11:35:07 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20210119-0007752

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

Subscribed and sworn to before me, this 15th day of January, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy J Ortner and Jennifer L Ortner 3824 Harding Pl Nashville, TN 37215	New Owner	Tax Parcel ID No. 073-01-0-068.00

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, **Steven K. McAnany, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy J Ortner and Jennifer L Ortner, 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Being Lot No. 15 of Block "A" on the map of Happy Valley Subdivision, not of record and described as follows:

Beginning at a point in the Southerly margin of Williams Ferry Road, the corner of Lots Nos. 15 and 16; thence with the line between said Lots Southerly 170.5 feet to the corner of said lots and of Lots Nos. 34 and 35; thence with the line between Lots Nos. 15 and 34 Westerly 75 feet to the corner of said lots and of Lots Nos. 14 and 33; thence with the line between Lots Nos. 15 and 14 Northerly 168.5 feet to the South margin of Williams Ferry Road; thence with the margin of the same Easterly 75 feet to the point of beginning.

Being the same property conveyed to Steven K. McAnany, unmarried man by Warranty deed from Andrew McArthur Dean and Margaret Brown- Dean, husband and wife of record in Instrument No. 20161117-0121163 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 17, 2016.

Grantor warrants that he has never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

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.

This is improved property located at 2000 Riverwood Drive Nashville TN 37216

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, Grantor has executed this instrument on this 15th day of January, 2021.

Steven K. McAnany

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven K. McAnany, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022