(2)
Bk 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 561520 **DEEDWARR**
01/26/2021 12:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210126-0011509

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., ,

File No.: 20-1138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dayne Geyer and Summer Melton, husband and wife	NEW OWNER	Map: 108120B188OOCO
(NAME) 3420 Harborwood Circle	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES D. MARVEL, UNMARRIED ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAYNE GEYER AND SUMMER MELTON, HUSBAND AND WIFE ,

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:

Being Lot No. 164, on the Plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Marvel and wife, Eva Lee Marvel , by deed from Frank Batson Homes, Inc., of record in Book 9679, Page 83, dated May 19, 1995, Register's Office for said County.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ☐
This is improved ☒ property, known as 3420 Harborwood Circle, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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 applicab e to all genders.

Witness our hands this 25th day of January, 2021.

James D. Marvel by Larry D. Marvel his attorney-in-fact

James D. Marvel by Larry D. Marvel, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Larry D. Marvel, 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 on behalf of James D. Marvel, as his/her Attorney-in-Fact, as the free act and deed of the within named James D. Marvel.

Witness my hand and official seal this 25th day of January, 2021.

My Commission Expires: 5.2.22

Notary Public

