

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$319,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 588615 **DEEDWARR**
03/10/2021 11:15:15 AM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20210310-0031377

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alec Chandler McMahon	New Owner	**108-04-0-061.00**
949 Wemberton Dr.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John Blake Stewart, unmarried

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

Alec Chandler McMahon and Kelly Word McMahon, 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. 138 on the Revised Plan of Larchwood, Section Two, of record in Book 5200, Pages 207 and 208, and having been resubdivided as shown on Resubdivision of Lot No. 138 of Larchwood, Section 2, of record in Plat Book 6050, Page 572, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description.

Being the same property conveyed to John Blake Stewart, unmarried by Warranty deed from Melvin D. Livingston, unmarried of record in Book 11243, page 971, Register's Office for Davidson County, Tennessee, dated November 24, 1998 and recorded on December 09, 1998.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 207 and 208, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, amended in Book 5688, Page 696, revised in Book 6011, Page 130, Book 5158, Page 918 and Book 6149, Page 984 , said Register's Office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Agreement for Restrictive Covenants Larchwood Residential Planned Unit Development of record in Book 5773, Page 797, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewer and/or Strom Drainage Easement of record in Book 4868, Page 616, said Register's Office; Deed of Conveyance Easement of record in Book 5569, Page 99, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **949 Wemberton Dr., Nashville, TN 37214**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my/our hand(s) this 3rd day of March, 2021.

John Blake Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John Blake Stewart,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **March, 2021.**

Notary Public

My Commission Expires: 10-26-

