File 34380-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 606001 DEEDWARR
04/05/2021 10:22:52 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20210405-0043733

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**

Lena McCready
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2021.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lena McCready **Joshua R. McCready**	New Owner	**Map 128-00-0 Parcel 203.00**
3812 Dakota Avenue		
Nashville, TN 37209		

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

David A. Poma and Janice L. Poma, husband and wife

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

Lena McCready and Joshua R. McCready, wife and husband

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 Lot No. 2 on the Plan of Poma Subdivision, of record in Instrument No. 20200630-0070589, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David A. Poma and Janice L. Poma, husband and wife, by Trustee's Quitclaim Deed dated December 7, 2016 from Jeanne Ann Burton, as Chapter 7 Trustee for Courtney Michelle Reale, of record in Instrument No. 20161212-0129949 and by Warranty Deed dated December 7, 2016 from George T. Reale, Deborah D. Reale, Michael Reale, Adam Reale, Tony Reale, Chris Reale, Elizabeth Delacie Reale, Leslie Reale, Ethan Schmidt, and Clare Wilbert Rogers, of record in Instrument No. 20161212-0129950, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20200630-0070589, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Restrictive Covenants contained in instrument of record in Book 4528, Page 468, Register's Office for Davidson County, Tennessee. 3) All matters shown on the plan of record in Chancery Plan Book No. 2, Page 165, said Register's Office. 4) Subject to the right-of-way of Sawyer Brown Road. 5) Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20110311-0019615, said Register's Office. 6) Agreement for Installation of Grinder Pump-Pressure Sewer System, of record in Instrument No. 20180105-0001716, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (__x__) property, known as **0 Sawyer Road, 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 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 my/our hand(s) this **1st** day of **April, 2021.**

David A. Poma

David A. Poma

Janice L. Poma

Janice L. Poma

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David A. Poma and Janice L. Poma,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **April, 2021.**

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/6/21