Karen Johnson Davidson County
Batch# 634660 DEEDWARR
05/12/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20210512-0064019

G#34588-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$655,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2021.

Notary Public

My commission expires: 8.20.2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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
Gregory A. McCrickard and Elizabeth L. McCrickard	**"New Owners"**	**116 03 0 088 00**
117 Kenner Avenue	1813 Ruxton Rd.	
Nashville, TN 37205	Towson, Md. 21204	

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,

William T. Reiners IV and Elizabeth E. Stockdale, husband and wife

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

Gregory A. McCrickard and Elizabeth L. McCrickard, 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:

LAND in Davidson County, Tennessee, being Lot No. 6 as shown on the Final Plat of Manning at Belle Meade, 1st Revision, of record in Instrument No. 20080107-0001740 and Surveyor's Certificate of Correction of record in Instrument No. 20191015-1015793, 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 William T. Reiners and Elizabeth E. Stockdale, husband and wife, by Warranty Deed dated August 4, 2016, from Jonathan Harris (joined by wife), of record in Instrument No. 20160805-0081610, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Instrument No. 20080107-0001740 and Surveyor's Certificate of Correction of record in Instrument No. 20191015-1015793, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20080402-0032756, Register's Office for Davidson County, Tennessee;

3) Temporary Construction Easement of record in Instrument No. 20071025-0126435, said Register's Office; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **117 Kenner Avenue, Nashville, TN 37205**.

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 **10th** day of **May, 2021.**

William T. Reiners IV

Elizabeth E. Stockdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William T. Reiners IV and Elizabeth E. Stockdale, husband and wife,** 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 **10th** day of **May, 2021.**

Notary Public

My Commission Expires: 11/8/24

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

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)