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WARRANTY DEED

Karen Johnson Davidson County
Batch# 640039 DEEDWARR
05/19/2021 11:44:08 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20210519-0067858

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Lynch and Elisabeth Lynch	CMG Mortgaqe, Inc. dba CMG Financial	10714015600
(NAME)	(NAME)	
1309 Shoreside Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Janet L. McNece and William J. McNece, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Lynch and Elisabeth Lynch, 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. 87 on the Plan of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the westerly margin of McGavock Pike at the comer of Lot Nos. 87 and 88; thence with the line between said two lots, westwardly 143 feet to the southeasterly corner of Lot No. 112, thence with the line between said Lots Nos. 87 and 112, northwardly 75 feet to the southerly margin of Kent Place; thence with same eastwardly 123.38 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.46 feet to the westerly margin of McGavock Pike; thence with the same southwardly 54.37 feet to the beginning.

Being the same property conveyed to Janet L. McNece and Williams J. McNece, wife and husband by deed dated Marach 16, 2016 from Clayton Gholson of record in Instrument No. 20160318-0026057, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1001 Briley Parkway, Nashville, TN 37217
(House Number) (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.

Witness my/our hands this 14th day of May, 2021.

Janet L. McNece

William J. McNece

State of Tennessee
County of Davidson

On this 14th day of May, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Janet L. McNece and William J. McNece, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 14th day of May, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 21-Lynch