Karen Johnson Davidson County
Batch# 653192 DEEDWARR
06/09/2021 02:27:57 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20210609-0077741

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public

My commission expires: [illegible]

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bryan Harold Dickerson	New Owner	**083-04-0V-002.00-CO**
1218B Preston Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00). cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael McWeeney and Emma McWeeney, husband and wife

(hereinafter called the "Grantors"), has bargained and sold, and by these presents do transfer and convey unto

Bryan Harold Dickerson, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1218 Preston Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1218 Preston Drive, a Horizontal Property Regime with Private Elements, of record in Plat Book 20150722-0071772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael McWeeney and Emma McWeeney, husband and wife by Warranty deed from North by Northeast Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160620-0062749 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 1-8B-KWR21-1218B

SP 11/2015

This is **improved** property known as **1218B Preston Dr, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomscever.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 27th day of May, 2021.

Michael McWeeney

Emma McWeeney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael McWeeney and Emma McWeeney, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of May, 2021.

Notary Public
My Commission Expires: 9/26/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 21-000327-525