Karen Johnson Davidson County
Batch# 659725 DEEDWARR
06/18/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210618-0082549

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 16th day of June, 2021. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Robert Mabee and Janelle M. Mabee	New Owners	061-08-0-014.00
4712 Tanglewood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD C. GAMMEL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN ROBERT MABEE AND JANELLE M. MABEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly part of Lot No. 10 on the Plan of Section II, McGaughey Heights, or record in Book 1835, page 58, Register's Office for said County.

Beginning at a point in the north margin of Richmond Drive at the corner of Lots 10 and 11; thence along the margin of the same, easterly 250 feet, to the beginning of a curve; thence around said curve, northerly 31.42 feet to the west margin of Lovewood Drive; thence with the margin of the same, northerly 110 feet to a point; thence northwesterly 168.8 feet to a point; thence northwesterly 25 feet to the northeast corner of a small triangular part of said lot conveyed to J.D. Norman and wife, of record in Book 2104, page 409, Register's Office for said County; thence with Norman's east line, southwesterly 180.5 feet to the point of beginning.

Being the same property conveyed to Richard C. Gammel and wife, Patricia G. Gammel by Warranty deed from John C. Plummer and wife, Betty D. Plummer of record in Book 5217, page 79, Register's Office for Davidson County, Tennessee, dated November 01, 1977 and recorded on November 01, 1977.

Being the same property conveyed to Richard C. Gammel by Quitclaim deed from Patricia G. Gammel of record in Book 10349, page 16, Register's Office for Davidson County, Tennessee, dated February 12, 1997 and recorded on February 13, 1997.

Divorce Decree and Marital Dissolution Agreement in that certain case styled Patricia Layne (Goodman) Gammel v. Richard Candler Caramel, Civil Action No. 96D-1522, Second Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1213 Richmond Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2021.

Richard C. Gammel by Marilyn Hayes Attorney In Fact

Richard C. Gammel by Marilyn Hayes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marilyn Hayes, as Attorney in Fact for Richard C. Gammel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2021.

Notary Public

My Commission Expires: 3/3/25



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022