BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 873378 DEEDWARR
06/17/2022 09:03:09 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20220617-0069396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheyanne Skeldon and Grant Skeldon	New Owner	
(NAME) 707 McMurray Dr.	(NAME)	161 06 0 248.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FERRIL W. HADDAWAY AND FAYE HADDAWAY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHEYANNE SKELDON AND GRANT SKELDON, 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, described according to a survey by John Kohl & Co., P.C., dated June 29, 1987, as follows, to wit:

Beginning at a point at the intersection of McMurray Drive and Woodett Road; thence along the Southwesterly margin of McMurray Drive a curve to the right, 212 feet, more or less, to a point; thence S 1 deg. 45' W 263.82 feet to a point; thence S 84 deg. 55' E 145.20 feet to a point; thence N 3 deg. 41' E 89.70 feet to a point; thence S 87 deg. 08' E 25 feet by field measurement to a point; thence N 0 deg.40' W 322.52 feet to the point of beginning, containing 1.04 acres, more or less.

Being the same property conveyed to Ferril W. Haddaway and wife, Faye Haddaway, by Warranty Deed from J. T. McMurray and wife, Mary McMurray, of record in Book 7318, Page 990, in the Register's Office for Davidson County, Tennessee, dated July 31, 1987 and recorded on August 6, 1987.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 707 McMurray Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 hand this 16th day of June, 2022.

FERRIL W. HADDAWAY

FAYE HADDAWAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ferril W. Haddaway and Faye Haddaway, the bargainors, 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 this 16th day of June, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public