(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/02 08:55 2pgs
Fees:13.00 Taxes:277.50
20020729-0090313

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-16-04

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. McDonald	Charles D. McDonald	Map 72-10/ Parcel 233.02(lot 1A) & 350.00 (lot 1B)
(NAME) 3816 Abbott Martin Rd	(NAME) SAME	
(ADDRESS) Nashville TN 37215	(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, John Brevard and wife, Donna Brevard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. McDonald and wife, Hillary S. McDonald, 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:

2304 A Scott Avenue

Land in Davidson County, Tennessee, being Lot No 1A on the plan of Zone Lot Division Lot No. 1, Scott Avenue Property of an unrecorded Subdivision as amended of record in Book 6200, page 415, Register's Office for Davidson County, Tennessee.

Said Lot No 1A fronts 25 feet on the westerly margin of Scott Avenue and extends back between parallel lines 200.0 feet to a dead line in the rear.

Being a portion of the property conveyed to Kim Rounion, Trustee with full power to sell and convey, by deed of record in Book 10012, page 485,, said Register's Office.Being a portion of the property conveyed to John Brevard and wife, Donna Brevard from Kim Rounion, Trustee with full power to sell and convey, by warranty deed of record in Book 10012, page 491, said Register's Office.

2304 B Scott Avenue

Land in Davidson County, Tennessee, being Lot No. 1B Zone Lot Davidson of Lot 1 of the resubdivision of Lot 1 of an unrecorded Subdivision of record in Plat Book 6200,j page 415, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Kim Rounion, Trustee with full power to sell and convey, by deed of record in Book 10012, page 485,, said Register's Office.Being a portion of the property conveyed to John Brevard and wife, Donna Brevard from Kim Rounion, Trustee with full power to sell and convey, by warranty deed of record in Book 10012, page 491, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 County Taxes constitute a lien, but are not yet due and payable. Map 72-10/ Parcel 233.02 (lot 1A) and 350.00 (lot 1B) (2) Restrictions of record in Book 6200, page 415, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2304 A Scott Ave., Nashville, TN 37216
2304 B Scott Ave., Nashville, TN 37216
(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 hand this 23rd day of July, 2002.

John Brevard

Donna Brevard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Brevard and wife, Donna Brevard, the within named bargainor, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who acknowledged that they as sole proprietors executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of July, 2002.

Commission expires: 6-16-04

Notary Public