RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.0601120001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120064719 DEEDWARR
Recvd: 08/29/12 10:45 2 pgs
Fees:13.00 Taxes:410.69

20120829-0077930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2012

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNY AVERHOFF RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline F. Klocek	Fifth Third Mortgage Company	149-04-0-197
(NAME) 2644 Ravine Dr	(NAME) 3800 W. Dublin Granville Rd.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dublin, OH 43017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Karen E. MacDonald and Richard MacDonald, as equal tenants in common with right of survivorship,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Jacqueline F. Klocek, a married woman,** hereinafter called the grantee(s), HER 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 347, as shown on the map entitled Edge-O-Lake Estates, Section 9, of record as Plat Book 3700, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen E. MacDonald and Melissa Anne Lewis, by deed from James C. Culp and wife, M. Carlotta Hughes Culp, of record as Book 9562, Page 627, dated October 31, 1994, said Register's Office. Being further conveyed to Karen E. MacDonald and Richard MacDonald, as equal tenants in common with right of survivorship, by deed from Melissa Anne Lewis, of record as Instrument No. 20020523-0063029, dated May 15, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2644 Ravine Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Mailing address for this property is 265 Sailboat Dr., Nashville, TN 37217 (on corner lot) Physical address per county is 2644 Ravine Dr. ****Mail will not go to physical address per usps****

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of August, 2012.

Karen E. MacDonald

Richard MacDonald by Karen E. MacDonald, Atty-in-Fact
Richard MacDonald by Karen E. MacDonald, Attorney-in-Fact

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 Karen E. MacDonald, 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.

Witness my hand and official seal this 21 day of August, 2012.

Commission expires: 12-21-14

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of August 2012 before me personally appeared Karen E. MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard MacDonald and who acknowledged that he executed the same as the free act and deed of Richard MacDonald.

Witness my hand and official seal at this 21 day of August, 2012.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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