PREPARED BY:
RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1151**

BILL GARRETT, Davidson County
Trans:T20160043190 DEEDWARR
Recvd: 05/23/16 14:44 2 pgs
Fees:13.00 Taxes:599.40
20160523-0051543

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/16/2016**, by and between **Susan McDonald, married**, parties of the first part, and **Virginia Britt, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County, Tennessee, BEING Unit No 54.C on the Plan of Townhomes of Shadow Glen, as of record in Instrument No. 20140315-0029248 as Exhibit A-1 and corrected in Instrument No. 20040317-0030572 and 20040720-0086706, Register's Office for said County, to which plat reference is herby made for a more complete and accurate legal description.

BEING the same property conveyed to Susan McDonald, married by Warranty Deed from Casandra Graham, unmarried, recorded on 04/07/2014 in Instrument No. 20140407-0029071, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never martial property.

This conveyance is made subject to: All Existing Easement and Restrictions of Record

Parcel ID # **116-16-O-A-54.00**
☒ Improved **110 Shadow Glen Drive, Nashville, TN 37211**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Susan McDonald

Susan McDonald

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Susan McDonald** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of May, 2016..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Virginia Britt**

and Address: **110 Shadow Glen Drive, Nashville, TN 37211**

Mail tax bills to NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 16th day of May, 2016..

Kim Murray

Notary Public

My Commission Expires: 3/25/18

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY