BILL GARRETT, Davidson County
Trans:T20160045977 DEEDWARR
Recvd: 06/01/16 10:53 2 pgs
Fees:13.00 Taxes:647.50
20160601-0054935

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2016. Notary Public My commission expires: 3/6/18

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Black Shayla Black	Same as new owner	
5294 Ashland City Highway		067-00-0-117.00
Nashville, TN 37218-4111		

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, **DAVID LEE MCDONALD AND KATHY A. MCDONALD, ERRONEOUSLY SPELLED CATHY A. MCDONALD IN A PRIOR QUITCLAIM DEED, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN BLACK AND SHAYLA BLACK, 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 lying in the Thirteenth District of Davidson County, Tennessee and described according to a survey of Z. J. Wilkinson, surveyor, dated November 27, 1961 as follows:

Beginning at a point in the Northerly margin of State Highway No. 12, the Southeast corner of the C. D. McDonald tract; thence along said margin Westerly 210 feet; thence Northerly 210 feet; thence North 63 degrees 00' East 210 feet, the Northwest corner of said C. D. McDonald tract; thence along the Westerly line of said McDonald tract Southerly 210 feet to the point of beginning.

Included in the above but excluded therefrom is that certain parcel of land conveyed to the State of Tennessee in deed of record as Book 9556, Page 674 and Book 9620, Page 595, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being a portion of the same property conveyed to David Lee McDonald and wife, Kathy A. McDonald by Quitclaim Deed from Charles D. McDonald and wife, Mildred Louise McDonald of record in Book 5933, page 306, Register's Office for Davidson County, Tennessee, dated September 2, 1982 and recorded on September 3, 1982.

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.

This is improved property known as 5294 Ashland City Highway, Nashville, TN 37218-4111.

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 29th day of April, 2016.

David Lee McDonald

Kathy A. McDonald

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 David Lee McDonald and Kathy A. McDonald, 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 29th day of April, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

After Recording Return To:
Limstone Title & Escrow, LLC
10503 Timberwood Circle
Suite 110
Louisville, KY 40223
502-632-2277

This instrument prepared by:
Lee Harris Donahue

Lee Harris Donahue, Attorney
Limestone Title & Escrow, LLC
10503 Timberwood Circle, Suite 110
Louisville, Kentucky 40223
Phone: 502-632-2277