BILL GARRETT, Davidson County
Trans:T20160068902 DEEDWARR
Recvd: 08/09/16 12:40 2 pgs
Fees:13.00 Taxes:965.70
20160809-0082800

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29 day of July, 2016 by and among Theodore S. MacDonald, Linda K. MacDonald-Bates, and Shelly B. MacDonald McElhaney, individually and as co-executors of the Estate of Nancy M. MacDonald, hereinafter referred to as GRANTOR, and Christopher Lee, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 865 on the plan of Caldwell Hall, Section XIII, as of record in Book 3300, page 66, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Clark MacDonald and wife Nancy M. MacDonald by Warranty Deed from Raymond A. Marler and wife, Ruth H. Marler, dated June 14, 1979, recorded June 19, 1979, of record in Book 5451, page 953, Register's Office for Davidson County, Tennessee.

D. Clark MacDonald having died on June 2, 1991, leaving the property vested in Nancy M. MacDonald as surviving tenant by the entireties. Nancy M. MacDonald died on September 6, 2015, Theodore S. MacDonald, Linda K. MacDonald-Bates and Shelly B. MacDonald, now known as Shelly B. McElhaney were appointed Co-Executors by Last Will and Testament of Nancy M. MacDonald, Davidson County Probate Court Case 15P1982.

This is [xx]improved []unimproved property known as: 629 Elysian Fields Rd, Nashville, TN 37211 Map & Parcel: 132-16-059.00

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Estate of Nancy M. MacDonald.

By: _____
Theodore S. MacDonald, Co-Executor

_____
Theodore S. MacDonald, Individually

By: Linda K MacDonald-Bates
Linda K. MacDonald-Bates, Co-Executor

Linda K MacDonald-Bates
Linda K. MacDonald-Bates, Individually

By: _____
Shelly B. (MacDonald) McElhaney, Co-Executor

_____
Shelly B. (MacDonald) McElhaney, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared Theodore S. MacDonald, Linda K. MacDonald-Bates and Shelly B. (MacDonald) McElhaney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Executors of Estate of Nancy M. MacDonald, the within named bargainor, an estate, and that they as such Co-Executors, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by themselves as Co-Executors.

Witness my hand and seal, at office in Franklin, TN this the 29 day of July, 2016.

Notary Public
My Commission Expires:_____

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. July 16, 2018 COUNTY OF WILLIAMSON

NDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Theodore S. MacDonald, Linda K. MacDonald-Bates and Shelly B. (MacDonald) McElhaney, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of July, 2016.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. July 16, 2018 COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Christopher Lee
629 Elysian Fields Rd,
Nashville, TN 37211

Send Tax Statements to:

Quicken Loans, Inc.
1050 Woodward Ave.
Detroit, MI 48226-1906

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $261,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29 day of July, 2016.

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:

_____
_____
_____

16-1-310