BILL GARRETT, Davidson County
Trans:T20160076166 DEEDWARR
Recvd: 08/31/16 11:20 3 pgs
Fees:18.00 Taxes:925.00
20160831-0091320

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33184-08-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Billy I. Crutchfield Jr. Affiant Subscribed and sworn to before me this 23rd day of August, 2016. GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Mark McDonald & Susan McDonald 4036 Barnes Cove Drive Antioch, TN 37013	Send Tax Bills To: Franklin American Mtg. 6100 Tower Cr, Ste#600 Franklin, TN 37067	Tax Information: Map and Parcel No.: 173 09 0 B 010 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Billy I. Crutchfield, Jr. and wife Brittany Leah Crutchfield ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Mark McDonald and wife Susan McDonald ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4036 Barnes Cove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of August, 2016.

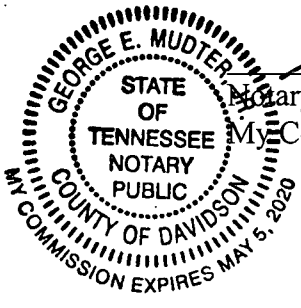
Billy I. Crutchfield, Jr

Brittany Leah Crutchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy I. Crutchfield, Jr. and Brittany Leah Crutchfield, 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, at office, this 23rd day of August, 2016.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Barnes Cove, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy I. Crutchfield, Jr., an unmarried man, by deed dated April 16, 2004 from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20040504-0050759, Register's Office for Davidson County, Tennessee. Billy I. Crutchfield, Jr., having since conveyed the subject property to Billy I. Crutchfield, Jr. and wife Brittany Leah Crutchfield by Quitclaim Deed dated August 16, 2016, of record in Instrument No. 20160816-0085332, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 173 09 0 B 010 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Barnes Cove of record in Instrument No. 20021217-0155806 and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20020201-0014182, Register's Office for Davidson County, Tennessee.
5. Easement for ingress and egress of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.
6. Easement for public right of way of record in Book 5215, page 482, Register's Office for Davidson County, Tennessee.