BILL GARRETT, Davidson County
Trans:T20160086678 DEEDWARR
Recvd: 10/03/16 11:40 2 pgs
Fees:13.00 Taxes:888.00
20161003-0103924

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E16-5220

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Subscribed and sworn to before me, this the 29th day of September, 2016.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eunizia M Dossantos 7229 Smokey Hill Rd. Antioch, TN 37013	Churchill Mortgage 760 Old Hickory Blvd #450 Brentwood, TN 37027	182120A13100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael McLean and Alexandra McLean husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eunizia M. Dossantos, single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 321, Phase 6, Section 6, Apple Valley, according to plat and survey appearing of record in Instrument Number 20070205-0014781 and in Instrument Number 20070125-0010053, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Alexandra McLean and Michael McLean, wife and husband by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 14th day of January, 2013 in Instrument No. 20130114-0004396, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7229 Smokey Hill Rd, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2016.

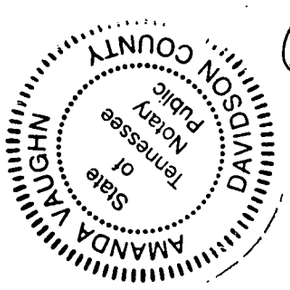
Michael McLean

Alexandra McLean

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael McLean and Alexandra McLean husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2016.



Notary Public
My Commission expires: 5/5/2020