ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Michel McDonald & Alice McDonald	New Owner	09111026200
319 Lynwood Boulevard		
Nashville, TN 37205		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William W. Knox and Phillis H. Knox, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Michel McDonald and Alice McDonald (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lots Nos. 1021 and 1023 of Block No. 153, Plan of No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William W. Knox III and Phillis H. Knox by Warranty Deed from Bettie Earheart Bass of record in Book 10038, page 427, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 5110 Delaware Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat, of record in Book 57, pages 74 and 75, said Register's Office for Davidson County, Tennessee.
3. Easements as shown of record in Instrument Number 20011120-0127484 and Instrument Number 20030806-0111855, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $330,000.00.
(
(
(Subscribed and sworn to before me
(this 31st day of January, 2017.
(
(
((My Commission Expires: 1-6-19

Affiant

Notary Public

BILL GARRETT, Davidson County
Trans:T20170008603 DEEDWARR
Recvd: 01/30/17 13:55 2 pgs
Fees:13.00 Taxes:1221.00
20170130-0009736

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of January, 2017.

William W. Knox III

Phillis H. Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William W. Knox III and Phillis H. Knox, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 27th day of January, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO