BILL GARRETT, Davidson County
Trans:T20170017494 DEEDWARR
Recvd: 03/01/17 08:44 2 pgs
Fees:13.00 Taxes:777.00
20170301-0020012

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2017, by and between Angela D Whitehead now known as Angela Bransford and husband Floyd Bransford, party of the first part, and Charles McDonald and Hillary McDonald, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, BEING the southerly one-half of Lot 11, Belle View Plan as of record in Book 332, Page 51, of the Register's Office, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of Lot NO. 11 fronts 100 feet on the westerly side of Montgomery Avenue and runs back between parallel lines 200 feet to a dead line.

Being all or part of the same property conveyed to Angela D. Whitehead by virtue of that certain Warranty Deed dated May 12, 2003, and being of record at Instrument No. 20030516-0067092 in the Register's Office of Davidson County, Tennessee. **Floyd Bransford joins in this conveyance to convey any marital rights he may have in said property**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Angela Bransford

Floyd Bransford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Angela Bransford and Floyd Bransford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Charles McDonald and Hillary McDonald
2126 Key Dr
Brentwood, TN 37027

Tax Parcel No 07112026200

Property Address: 1506 Montgomery Ave
Nashville, TN 37207

MAIL TAX BILLS TO: Charles and Hillary McDonald
2162 Key Drive
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $210,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018