PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170050625 DEEDWARR
Recvd: 06/14/17 09:15 2 pgs
Fees:13.00 Taxes:1399.34
20170614-0059483

W & I Ref: (RF) Title No.: 59006
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virlean Mack Marquisha Thomas 108 Montcastle Court Nashville, TN 37221	new owners

TAX MAP PARCEL NUMBERS: 155020A03900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$378,200.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. McDonald and Bethany L. McDonald, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virlean Mack, unmarried, and Marquisha Thomas, married, as Tenants in Common with the Right of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Not No. 39 on the Plan of Montcastle Estates, of record in Book 6900, pages 326 and 327, Register's Office for said County.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Montcastle Court and extends back 123.36 feet on the northeasterly line and 151.79 feet on the southwesterly line to a dead line in the rear, measuring 116.49 feet thereon.

Being the same property conveyed to Robert M. McDonald wife, Bethany L. McDonald by Warranty Deed from Dale A. Smith, unmarried dated May 19, 2014 and recorded on June 16, 2014 of record in Instrument No. 20140616-0052274, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 326 and 327, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 926 amended in Book 7260, page 295, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 108 Montcastle Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2017.

Robert M. McDonald

Bethany L. McDonald

State of Tennessee

County of Davidson

On this 8th day of June, 2017, before me the undersigned authority, personally appeared Robert M. McDonald and Bethany L. McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $378,200.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2017.

Notary

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020