File Box 8

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1112**

BILL GARRETT, Davidson County
Trans: T20170055822 DEEDWARR
Recvd: 06/29/17 14:36 2 pgs
Fees: 13.00 Taxes: 1757.13
20170629-0065651

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/27/2017**, by and between **Joshua L Donnell, married** parties of the first part, and **Bethany McDonald and Robert McDonald, Wife and Husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 4801 Illinois Avenue Homes as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160824-0088671 corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054158, amended in Instrument No. 20161209-0129436 to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Joshua L. Donnell by Warranty Deed fro Jeff Estepp, LLC, dated August 26, 2016 and recorded on August 29, 2016 of record in Instrument No. 20160829-0090110, Register's Office for Davidson County, Tennessee.

Grantor, nor Grantor's spouse, ever resided in the above-described real property

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **91 11 95 P/O; Unit A**
☒ Improved **4801 Illinois Ave, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Joshua L Donnell

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joshua L Donnell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of June, 2017..

Notary Public

My Commission Expires: 5/3/2021

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Bethany McDonald and Robert McDonald, Wife and Husband**

and Address: **4801 Illinois Ave, Nashville, TN 37209**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$474,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of June, 2017..

Notary Public

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018