RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179296

BILL GARRETT, Davidson County
Trans:T20170077530 DEEDWARR
Recvd: 09/05/17 13:11 2 pgs
Fees:13.00 Taxes:980.50
20170905-0091108

WARRANTY DEED

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Robin Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017.

Janice H. Collins
NOTARY PUBLIC

My commission expires: 9-11-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle J. Wortendyke and Maggie G. Rowland 4036 Barnes Cove Drive Antioch, TN 37013	New Owner	173 09 0B 010.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK MCDONALD AND WIFE, SUSAN MCDONALD**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KYLE J. WORTENDYKE AND MAGGIE G. ROWLAND, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Barnes Cove, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.,

Being the same property conveyed to Mark McDonald and wife Susan McDonald, by Warranty Deed from Billy I. Crutchfield, Jr. and wife Brittany Lea Crutchfield, dated 8/23/2016, recorded 8/31/2016, of record in Instrument No. 20160831-0091320, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Billy I. Crutchfield by deed dated 4/16/2004 of record in Instrument No. 20040504-0050759; further conveyed to Billy I. Crutchfield, Jr. and wife Brittany Lea Crutchfield by deed dated 8/16/2016 of record in Instrument No. 20160816-0085332, said Register's Office.

The address of the herein described property is believed to be 4036 Barnes Cove Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of August, 2017.

Mark McDonald
MARK MCDONALD

SUSAN MCDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark McDonald and wife, Susan McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of August, 2017.

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-20-2021

