Bill Garrett Davidson County
Batch# 6409 DEEDWARR
10/02/2017 12:30:20 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20171002-0100572

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $415,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 29th day of September, 2017.

Notary ~~Public~~
My commission expires: 12-1-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel McDonell 717 South 12th Street Nashville, TN 37206	F+M Bank 10 Cadillac Dr, Ste 100 Brentwood, TN 37027	094-01-0 177.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WARREN D. EBANKS, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL MCDONELL AND KATHERINE MCDONELL,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 57, page 70, of the Register's Office for Davidson County, Tennessee.

Said Lot 188 fronts 50-1/4 feet on the easterly side of South 12th Street and runs back 141-1/2 feet to an alley.

Being the same property conveyed to Warren D. Ebanks, married, by deed from Katherine R. Watson, married and Jeanne Ellen Graham, married and Melinda Fleming, married, and Rhonda Schemmer, married, dated 01/08/2013, of record in Instrument No. 20130114-0004108, as corrected in Instrument No. 20150827-0086790, said Register's Office.

The said Warren D. Ebanks is married to Anna Catherine Carella and she joins in the conveyance of all interests in this property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 717 South 12th Street, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AC WDC

Witness my hand this the 29th day of September, 2017.

Warren D. Ebanks

Anna Catherine Carella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Warren D. Ebanks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anna Catherine Carella, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY