WARRANTY DEED

Bill Garrett Davidson County
Batch# 8719 DEEDWARR
10/05/2017 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $601.25
20171005-0102180

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$162,500.00.**

LeeAnn Maloney
Affiant

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

Notary Public
My Commission expires 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ernest B. McDonald Jr.	UNITED WHOLESALE MORTGAGE	070-01-0A-001.00CO
501 Harold Prewett Drive	1414 EAST MAPLE RD.	
Nashville, TN 37218	TROY, MI 48083	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ernest Bell McDonald a/k/a Ernest Bell McDonald, Sr. married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ernest B. McDonald Jr., a single man.**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 of the Final Plat of West Hamilton Place of record in Instrument Number 20020807-0094807, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ernest Bell McDonald, from Angela C. Walker, by deed on October 16, 2014, of record in Instrument Number 20141021-0097034, Register's Office for Davidson County, Tennessee. Note: Ernest Bell McDonald was legally separated from his spouse when the above described property was conveyed to him. Since the time of this purchase, his estranged spouse never resided in the above described property and therefore has no martial interest to convey.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020807-0094807, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020619-0074235, Register's Office for Davidson County, Tennessee.
- Conveyance of common area to West Hamilton Place Homeowner's Association, Inc., of record in Instrument Number 20060713-0084328, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4517, Page 374; Book 4517, Page 377; Book 5093, Page 388 and Instrument Number 20011213-0137889, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions: Subject to rights of others in and to the common areas and elements.

This is improved property known as: **501 Harold Prewett Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this September 27, 2017.

Ernest Bell McDonald, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernest Bell McDonald, Sr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.