Bill Garrett Davidson County
Batch# 48911 DEEDWARR
01/18/2018 01:37:31 PM 2 pgs
Fees: $13.00 Taxes: $554.63
20180118-0005355

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF January, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/24/18
File No. G17-0599D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Joel Hackworth and Raymundo Israel Garcia Dorantes, Married (NAME)	New Owner ~~Cash~~ (NAME)	042-15-0-061.00
316 East Marthona Road (STREET ADDRESS)	824 Lemont Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **George L. McDonald and Teresa D. McDonald, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Joel Hackworth and Raymundo Israel Garcia Dorantes, Married Tenants in Common with right of suvivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 164, 165, 166, and 167 of BLOCK "B" ON THE PLAN OF MARTHONNA, not of record, and described according to a copy of a survey thereof by James A. Hamilton, Jr., Surveyor, dated January 22, 1955, as follows:

BEGINNING at a point on the westerly margin of Ezell Road East, or Marthonna Road East, at the common corner of Lots 167 and 168; thence with the line between said Lots, north 86 deg. 02' West 422.5 feet to a point; thence South 2 deg. 58' West 100 feet to the common corner of Lots 163 and 164; thence with the line between said Lots, south 86 deg. 02' East 422.5 feet to the westerly margin of Ezell Road East, or Marthonna Road East, thence with the margin of said Road, North 2 deg. 58' East 100 feet to the beginning.

BEING the same property conveyed to George L. McDonald and wife, Teresa D. McDonald from Samuel W. Reece and wife, Teresa A. Reece, by Deed dated June 28, 1985, in Book 6604, Page 804, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

2. The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 316 East Marthona Road, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 12th day of January, 2018.

X _____ January 12, 2018
George L. McDonald Date

X _____ January 12, 2018
Teresa D. McDonald Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named George L. McDonald and Teresa D. McDonald, Husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of January, 2018.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066