WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$277,000.00.**

Affiant

2nd Subscribed and sworn to before me this day of March, 2018.

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

Bill Garrett Davidson County
Batch# 66087 DEEDWARR
03/07/2018 10:00:45 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20180307-0021426

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

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:
Samuel Grant McDonough	new owner	133-16-0-175.00
4878 Jonquil Drive		
Nashville, TN 37211		

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, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samuel Grant McDonough**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 5th Civil District of Davidson County, Tennessee. Being Lot No. 34 on the Plan of Welch Meadows, Section One, as of record in Record Book 3700, Page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Williams by Warranty Deed from Music City Financial, LLC, dated October 30, 2017, Register's Office for Davidson County, Tennessee.

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 2018 in the estimated amount of $1,534.12 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-16-0-175.00.

Subject to all matters as shown on the Plan of record in Plat Book 3700, page 34, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3942, page 54, Book 444, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4878 Jonquil Dr, Nashville, TN 37211-3902**

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 March 2, 2018.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** 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 March 2, 2018

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY