WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143951 DEEDWARR
09/21/2018 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180921-0093883

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

William F McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-21

(AFFIX SEAL)

George Ziad Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William F. McDonald	New Owner	051 10 0D 102.00
(NAME)	(NAME)	
1417 Lewis Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anastasia H. Trainor Revocable Living Trust, Dated September 9, 2011**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William F. McDonald and Zanna M. McDonald**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 102 on the Plan of Oakland Trace Condominiums Section II, of record in Plat Book 6200, Page 447, as amended in Plat Book 6200, Page 558, and described by the Master Deed establishing a Horizontal Property Regime with respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, Page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property co-owners and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, Page 295, Register's for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Anastasia H. Trainor, Trustee of the Revocable Living Trust Agreement of Anastasia H. Trainor dated September 9, 2011 by Warranty Deed from Jane S. Vetter, unmarried, dated 12/08/2014, recorded 12/10/2014, of record in Instrument No. 20141210-0112965, in the Register's Office for Davidson County, Tennessee.

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6200, Page 447 and amended in Plat Book 6200, Page 558, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, of record in Book 6840, Page 637, First Amendment to Declaration of record in Instrument No. 20010629-0069331, Rules and Regulations of record in Instrument No. 20151008-0102666, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special

assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, restrictions and easements, if any, of record in Book 7111, Page 295, Amended Master Deed of record in Book 7302, Page 648, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Storm Water Detention Agreement of record in Book 6827, Page 442, in the Register's Office for Davidson County, Tennessee.
Charter of Oakland Trace Condominium, Section II, Homeowners' Association, Inc., of record in Book 7130, Page 558, Book 7141, Page 875, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Book 7129, Page 382, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1417 Lewis Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my/our hands this 21st day of September, 2018.

Anastasia H. Trainor Revocable Living Trust, Dated September 9, 2011

By: _____ Date: 9/21/18
Wendy Allen
Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Wendy Allen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Successor Trustee of Anastasia H. Trainor Revocable Living Trust, Dated September 9, 2011 and that she as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Successor Trustee.

WITNESS my hand and seal this 21st day of September, 2018.

_____
Notary Public:
My Commission Expires: 8/15/21

File No.: 275761
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

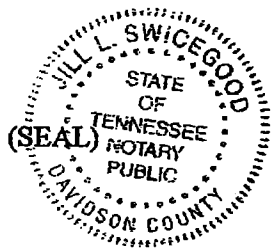
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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