WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151498 DEEDWARR
10/15/2018 02:40:36 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20181015-0102041

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Macdonald and Emily Macdonald	Same as above	16104017000(Tract 1)
(NAME)	(NAME)	16104016900(Tract 2)
5136 Raywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **ANGELA DENELL MAJORS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY MACDONALD AND EMILY MACDONALD, HUSBAND AND WIFE,** 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:

Tract 1: Land in Davidson County, Tennessee, being lot No. 28, on the Plan of Goodrich Heights Subdivision, of record in Book 2663, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2: Beginning at a point in the Southerly margin of Lot No. 28, on the Plan of Goodrich Heights Subdivision, of record in Book 2663, Page 60, Register's Office, Davidson County, Tennessee, and said point is the Southeast corner of Lot No. 28, thence along the Easterly line of Lot No. 28 North 26 degrees 31' East 138.8 feet to an iron pin and said iron pin is located at the Northeast corner of Lot No. 28, thence South 3 degrees 15' West 125.7 feet to an iron pin; thence North 88 degrees 41' West 54.8 feet to the point of beginning.

Being the same property conveyed to Larry Majors and wife, Jean Majors by deed from David Larry Hubbell of record in instrument number 20080829-0088740 Register's Office for Davidson County, Tennessee. Larry Majors died on January 15, 2017 leaving Jean Majors, as the surviving tenant by the entirety.

Being the same property conveyed by Quitclaim Deed from Jean Majors to Angela Denell Majors, as recorded on the 21st day of August, 2017 in Instrument No. 20170821-0085462, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BH-18-5136

unimproved _
This is improved x property, known as 5136 Raywood Drive, Nashville, TN 37211
(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 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. 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 hand this 10 day of October, 2018

Angela Majors
ANGELA DENELL MAJORS

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 Angela Denell Majors, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of October, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 6, 2021

Notary Public