Karen Y Johnson Davidson County
Batch# 152725 DEEDWARR
10/19/2018 10:56:15 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20181019-0103888

WARRANTY DEED

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

MST 2018-1341

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Danny A Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2018

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/22/22.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mang Ling and Mang Law	First Community Mortgage	148-06-0-021.00
(NAME)	(NAME)	
3803 East Ridge Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37129	
(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, **Donna Warren McRae f/k/a Donna M. Warren, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mang Ling and Ester Line, husband and wife and Mang Law, a single man,** 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 Lot No. 141 on the Plan of Haywood Acres, Section Four of record in Book 2900, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 150 feet on the West side of East Ridge Drive and runs back 272 feet on the North line and 288.9 feet on the South line to a dead line in the rear on which it measures 151.7 feet.

Being the same property conveyed to Michael A. Warren and wife, Donna M. Warren by Warranty Deed from Salley K. Campbell, unmarried of record in Instrument No. 20000703-0066032, Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 03, 2000. The said Michael A. Warren died on May 31, 2008 and said property vested to Donna M. Warren as the surviving tenant by the entireties.

Subject to: Property taxes have been prorated as of 10/17/2018 closing date. Taxes for the year of 2018, a lien now due and payable. Subject to all matters shown on the Plan of record in Book 2900, Page 93, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3075, Page 160, in the Register's Office for Davidson County, Tennessee. Declaration of Intent of record in Book 4562, Page 415, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 6219, Page 957, in the Register's Office for Davidson County, Tennessee.

This property, known as 3803 East Ridge 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/our hand(s) this 17 DAY OF OCTOBER, 2018.

Donna Warren McRae f/k/a Donna M Warren

Donna Warren McRae f/k/a Donna M. Warren

Chris McRae joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

Chris McRae

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Warren McRae f/k/a Donna M. Warren and Chris McRae, with whom I am personally acquainted (or provided 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 the 17 day of October, 2018.

Notary Public

My Commission Expires: 5/17/2019

(SEAL)