THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018000

Karen Y Johnson Davidson County
Batch# 156153 **DEEDWARR**
11/02/2018 10:51:46 AM 2 pgs
Fees: $13.00 Taxes: $2,930.40

20181102-0108799

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $792,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2018.

Notary Public
My Commission Expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan McBride and Patrick McBride 4507 Price Circle Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103-10-0-072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Stuart McKenzie and Caroline Collins McKenzie, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Megan McBride and Patrick McBride, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a portion of Lot 9, as shown on the map entitled Hillwood Estates Section One, of record in Plat Book 1835, page 117, as modified by Boundary Correction Deed of record in Book 10192, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM STUART MCKENZIE and CAROLINE COLLINS MCKENZIE, husband and wife, by deed from DAVID P. FOLEY and LAURENCINA E. FOLEY, husband and wife, of record in Instrument No. 20160603-0056023, dated June 1, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-10-0-072.00.

Matters shown on the Plan of record in Plat Book 1835, page 117, said Register's Office.

Boundary Correction Deed of record in Book 10192, page 333, said Register's Office.

This is improved property located at 4507 Price Circle Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2018.

William Stuart McKenzie

Caroline Collins McKenzie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Stuart McKenzie and Caroline Collins McKenzie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022