RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164405 **DEEDWARR**
11/21/2018 11:51:48 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20181121-0114632

VRES-18-4528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-2019

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Markwart-Morrison	New Owner	
(NAME)	(NAME)	**91-8-203.00**
4528 Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **THOMAS R. MCDONALD, III, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN MARKWART-MORRISON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodard, made September 5,1946, being a Re-Subdivision of a tract of land in the 5th, formerly 12th, Ward of the City of Nashville, not of record, known as the Lockhart Property. Said property being more particularly described according to a survey made by John B. Kohl, III dated March 8, 1988 as follows:

Said Lot No. 15 fronts 50 feet on the northerly margin of Michigan Avenue and extends back 155 feet between parallel lines to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Thomas R. McDonald, III, by Warranty Deed from Eastoak, LLC, a Limited Liability Company and Curtis M. Groves, recorded May 9, 2011 in Instrument No. 20110509-0035394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Property Taxes for the year 2018 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4528 Michigan Avenue, Nashville, Tennessee 37209**.

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 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 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 the 20th DAY OF NOVEMBER, 2018.

Thomas R. McDonald, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS R. MCDONALD, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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Nashville, TN 37212