This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3366

Karen Y Johnson Davidson County
Batch# 175574 DEEDWARR
12/18/2018 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20181218-0123022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,500.00

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Johnny Van Zant Revocable Living Trust dated January 14, 2013 690 O Hara Road Middleburg, FL 32068	New Owner	058-11-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Darryl MacQuarrie and Kelsi MacQuarrie, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Johnny Van Zant asTrustee the Johnny Van Zant Revocable Living Trust dated January 14, 2013**, hereinafter called the Grantee(s), his/her/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. 16 on the Plan of Gold Key Estates, Section 2, as of record in Book 3842, page 265, Register's Office for said County, described as follows:

BEGINNING at a point being a concrete monument placed in the northeasterly margin of Drakes Branch Road; said point being the southwesterly corner of Gold Key Estates; Section 1; thence along the said margin of Drakes Branch Road, North 43° 35' west 207.00 feet to a concrete monument placed at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument placed in the southeasterly margin of an unnamed street; thence along the said margin of said street, north 46° 25' east and passing a concrete monument at 33.0 feet total distance of 185.47 feet to a concrete monument; thence leaving said unnamed street, south 37° 56' 50" east 225.60 feet to a concrete monument placed in the northwesterly line of said Gold Key Estates, Section 1, thence with a line south 46° 25' west, 188.06 feet to the point of beginning.

Being the same property conveyed to Darryl MacQuarrie and Kelsi MacQuarrie, husband and wife by Warranty Deed from Eric G. Spears and Lolita G. Spears, being heirs at law for Josephine B. Spears, deceased, dated September 28, 2017, recorded October 2, 2017, of record in Instrument No. 20171002-0100378, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20170927-0098975, said Register's Office.

This is improved property located at: **4760 Drakes Branch Road, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of December, 2018.

GRANTOR:

Darryl MacQuarrie

Kelsi MacQuarrie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darryl MacQuarrie and Kelsi MacQuarrie, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

201812180123022

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)