WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178835 **DEEDWARR**
12/28/2018 10:50:22 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181228-0125845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Mary Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO(S):
Mary Thompson	Pinnacle Bank	
(NAME)	(NAME)	
439 Edwin Street	1503rd Ave. South, Ste. 900	71-8-291
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182942

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, I/we, Rebecca Marie McDonald , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mary Thompson, a single woman, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being known and designated as all of Lot No. 87 on the Map of Joywood as shown on the plat of the same of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Paulette M. Faure, a single woman and Rebecca Marie McDonald, a married woman, as joint tenants with Right of Survivorship by Quitclaim Deed from Paulette M. Faure dated January 9, 2018 and filed of record in Instrument No. 20180109-0003030, Register's Office for Davidson County, Tennessee. The said Paulette M. Faure having since died, leaving Rebecca Marie McDonald as surviving tenant by the entirety.

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 439 Edwin Street, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of December, 2018

R. McDonald

Rebecca Marie McDonald

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Marie McDonald, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of December, 2018.

Notary Public
My Commission Expires:

