THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1689
Parcel ID: 104-02-0A-013.00-C

Property Address:
201 Acklen Park Drive, APT 13, Nashville, TN 37203

Karen Johnson Davidson County
Batch# 190675 DEEDWARR
02/01/2019 09:47:13 AM 2 pgs
Fees: $13.00 Taxes: $466.20

20190201-0009728

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Warranty Deed

Send Tax Statements To:
RANDY L. TUCKER & KIRSTEN M. TUCKER
258 Pennystone Circle
Franklin, TN 37067

Address of New Owner:
SAME

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **WILLIAM BRUCE MCDANIEL, unmarried,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **RANDY L. TUCKER and KIRSTEN M. TUCKER, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13 on the plan of Acklen Park Condominiums, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit, together with an undivided 1/34 interest in all common areas.

Being the same property conveyed to WILLIAM BRUCE MCDANIEL by Deed dated January 17, 2002 from CHARLES O. MANN, recorded January 28, 2002, in Instrument Number 20020128-0011731, in the Official Records of Davidson County, Tennessee.

This is property known as, 201 Acklen Park Drive, APT 13, Nashville, TN 37203.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantees, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed establishing a Horizontal Property Regime of Acklen Place as contained in Book 6045, page 173, and Book 6561, page 954, and amended in Book 11237, page 290, Register's Office of Davidson County, Tennessee

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 31st day of January, 2019.

William Bruce McDaniel
WILLIAM BRUCE MCDANIEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **WILLIAM BRUCE MCDANIEL**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 31st day of January, 2019.

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12-01-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$126,000.00.**

Randy Tucker
Affiant

SWORN TO and subscribed before me on this 31st day of January, 2019.

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12-01-20