WARRANTY DEED

Karen Johnson Davidson County
Batch# 205907 **DEEDWARR**
03/14/2019 10:18:46 AM 4 pgs
Fees: $23.00 Taxes: $462.50

20190314-0023383

B-BR-19-2872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-2-2021

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE 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)
D&A Properties, LLC	**New Owner**	
(NAME)	(NAME)	
1901 3rd Ave. N		**096-13-0-116.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **CLAUD DAVID MCAFEE, UNMARRIED AND RACHEL MCAFEE JONES AND WILLIAM T. MCAFEE AND OPAL VIRGINIA MCAFEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D&A PROPERTIES, LLC,** 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. 4 on the Plan of Section Two, Twin Lawn of record in Plat Book 2854, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claud D. McAfee and David T. McAfee by Special Warranty deed from Federal National Mortgage Association aka Fannie Mae, a Corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20050322-0030859 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 22, 2005.
The said David T. McAfee having since died intestate on October 18, 2014, leaving William T. McAfee, Claude D. McAfee, Rachel A. McAfee and Opal Virginia McAfee as his heirs at law as noted in Affidavit's of Heirship of record in Instrument No. ~~_____~~ & 20190314-0023381, Register's Office for Davidson County, Tennessee.

**William T. McAfee and William McAfee are one in the same person.
**Rachel McAfee Jones and Rachel McAfee are one in the same person.
**Claude D. McAfee and Claude David McAfee are one in the same person.

**Said property is only the primary residence of Claude David McAfee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2872 Lyncrest Dr., Nashville, Tennessee 37214**.

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 5th DAY OF MARCH, 2019.

Claud David McAfee

Rachel McAfee Jones

William T. McAfee by John Gleaves, Attorney-In-Fact

Opal Virginia McAfee by Rachel McAfee Jones, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUD DAVID MCAFEE, 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 5th of March, 2019.

Notary Public

My Commission Expires:
(SEAL)

STATE OF Louisiana
~~COUNTY~~ Parish OF East Baton Rouge

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL MCAFEE JONES, 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 4th of March, 2019.

Notary Public

OFFICIAL SEAL
KASSIAH KARA FAUL
NOTARY ID # 143453
STATE OF LOUISIANA
PARISH OF LIVINGSTON
My Commission is for Life

My Commission Expires: upon my death
(SEAL)

STATE OF Louisiana
~~COUNTY~~ Parish OF East Baton Rouge

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rachel McAfee Jones, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Opal Virginia McAfee and acknowledged that he/she executed the same as the free act and deed of the said Opal Virginia McAfee, said Power of Attorney is recorded in Instrument No. 20190220-0015478, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
~~Nashville, Tennessee~~ Baton Rouge, Louisiana
on this the 4th day of March, 2019.

NOTARY PUBLIC

OFFICIAL SEAL
KASSIAH KARA FAUL
NOTARY ID # 143453
STATE OF LOUISIANA
PARISH OF LIVINGSTON
My Commission is for Life

My Commission Expires: upon my death

Witness my/our hand(s) this the 5th DAY OF MARCH, 2019.

Claud David McAfee

Rachel McAfee Jones

William T. McAfee by John Gleaves, Attorney-In-Fact

Opal Virginia McAfee by Rachel McAfee Jones, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUD DAVID MCAFEE, 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 5th of March, 2019.

Notary Public

My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL MCAFEE JONES, 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 _____ of March, 2019.

Notary Public

My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rachel McAfee Jones, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Opal Virginia McAfee and acknowledged that he/she executed the same as the free act and deed of the said Opal Virginia McAfee, said Power of Attorney is recorded in Instrument No. 20190220-0015478, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the _____ day of March, 2019.

NOTARY PUBLIC

My Commission Expires: _____

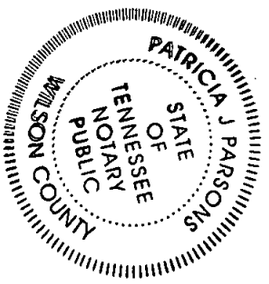
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of William McAfee and acknowledged that he/she executed the same as the free act and deed of the said William McAfee, said Power of Attorney is recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 5th day of March, 2019

NOTARY PUBLIC

My Commission Expires: 8-31-2020



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212