WARRANTY DEED

Karen Johnson Davidson County
Batch# 259667 **DEEDWARR**
07/19/2019 03:43:37 PM 2 pgs
Fees: $13.00 Taxes: $1,061.53

20190719-0071159

Y-KW-19-510B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

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)
Kari Ann Pandyra	**Bank Of America, N.A.**	
(NAME)	(NAME)	
810 B Knox Ave	**Attn: Closing Protection, MS: TX2-972-04-02**	**118-01-0B-017.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Plano, TX 75024**	
(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, **BRIAN V. MACDONALD AND MADISSON MACDONALD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARI ANN PANDYRA, A SINGLE WOMAN,** 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 Unit No. 9A on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Instrument No. 20051004-0119321, 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 Brian V. Macdonald, an unmarried man by Warranty deed from Mark C. Bennett, a married person and Jordan R. Bennett, married, as joint tenants with the right of survivorship of record in Instrument No. 20170725-0075119 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

Brian V. Macdonald having since married. Madisson Macdonald joins in this instrument to convey any marital interest she may have in said property.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 143, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20050923-0114369 and Instrument No. 20050923-0114370, as amended in Instrument No. 20051004-0119321, Instrument No. 20051014-0124168, Instrument No. 20110316-0020783, and Scrivener's Affidavit in Instrument No. 20110701-0050785, Register's Office for Davidson County, Tennessee.
- Charter of Kirkwood Glen Homeowner's Association of record in Instrument No. 20050929-0117148.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 B Knox Ave, Nashville, Tennessee 37204**.

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 17th DAY OF JULY, 2019.

Brian V. Macdonald by [signature] Attorney-In-Fact
Brian V. Macdonald by Daniel Hamilton Goscombe
Attorney-In-Fact

Madisson Macdonald by [signature] Attorney In Fact
Madisson Macdonald by Daniel Hamilton Goscombe
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, DANIEL HAMILTON GOSCOMBE, 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 BRIAN V. MACDONALD AND MADISSON MACDONALD, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN V. MACDONALD AND MADISSON MACDONALD.

Witness my hand and official seal, this the 17th of July, 2019.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

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

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