Karen Johnson Davidson County
Batch# 269624 DEEDWARR
08/12/2019 08:38:32 AM 2 pgs
Fees: $13.00 Taxes: $1,417.10
20190812-0079764

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

NEW OWNER:
Austin Scott Lucas and
Lindsay Anne Lucas
6544 Chessington Dr
Nashville, TN 37221

SEND TAX BILL TO:
Republic Bank & Trust
200 S. 7th St.
Louisville, KY 40202

MAP & PARCEL:
155-08-0C-21.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna A. MacDougall, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Austin Scott Lucas aka Austin Lucas and Lindsay Anne Lucas aka Lindsay, Husband and Wife,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, pages 339 through 347, Inclusive as amended in Plat Book 7900, page 888 & 889, 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 Anna A. MacDougall, married by Quit Claim Deed from William M. MacDougall, married, dated 4/11/2016 and recorded 5/16/2016, of record in Instrument No. 20160516-0048731, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Anna A. MacDougall,** ~~married,~~ unmarried AAM. do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unmarried

AND **Anna A. MacDougall, ~~married,~~** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 6544 Chessington Dr., Nashville, TN 37221.

Executed on this 9th of August, 2019.

Anna A MacDougall

Anna A. MacDougall,

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Anna A. MacDougall, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2019.

Notary Public

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 7/23/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value~~, whichever is greater, for this transfer is $383,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 9th of August, 2019.

Notary Public

My Commission Expires:

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Commission Expires August 30, 2021