This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4935

Karen Johnson Davidson County
Batch# 282610 DEEDWARR
09/09/2019 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20190909-0090723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $203,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2019.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian W. Spain 913 Roosevelt Avenue Madison, TN 37115	Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	043-11-0-049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tony Spain, Christopher McDonald, and Jackie Lee McDonald**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian W. Spain, unmarried man**, hereinafter called the Grantee(s), his heirs and assigns, a 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. 23 on the Plan of Archwood Acres, Section 2 of record in Plat Book 2331, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 63 feet on the Northeasterly side of Roosevelt Avenue, and extends back 388.78 feet on the Northwesterly line, to a dead line measuring 53 feet thereon.

Being the same property conveyed to Louie Holt and wife, Dorothy May Holt, by Warranty Deed from Douglas W. Cotton and wife, Pauline M. Cotton, dated October 10, 1970, and recorded October 19, 1970, of record in Book 4453, page 101, Register's Office for Davidson County, Tennessee. The said Louie Holt having since died on August 23, 1991, leaving Dorothy May Holt as sole surviving tenant by the entirety. The said Dorothy May Holt, having since then died intestate on April 3, 2013. Pursuant to an Affidavit of Heirship dated January 30, 2014, and recorded February 3, 2014, of record in Instrument No. 20140203-0009287, Register's Office for Davidson County, Tennessee, title to the property vested unto Bobby Eugene Holt, Debra L. Holt, and Tammy L. Holt. Also being the same property conveyed to Debra L. Holt, by Quitclaim Deed from Bobby Eugene Holt and Tammy L. Holt, dated January 30, 2014, and recorded February 3, 2014, of record in Instrument No. 20140203-0009288, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony Spain, Christopher McDonald and Jackie Lee McDonald by Warranty Deed from Debra L. Holt, unmarried, dated November 30, 2018 and recorded on November 30, 2018 in Instrument No. 20181130-0117177, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **913 Roosevelt Avenue, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2019.

GRANTOR:

Christopher McDonald

Jackie Lee McDonald

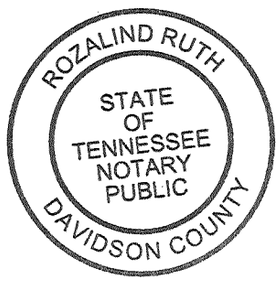
Tony Spain

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher McDonald, Jackie Lee McDonald, and Tony Spain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of September, 2019.

Notary Public
My Commission expires: 1/3/2023



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

