Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 420,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10/21/2019 Notary Public MY COMMISSION EXPIRES: 10/26/20 (AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2492

Karen Johnson Davidson County
Batch# 305429 DEEDWARR
10/24/2019 09:19:10 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20191024-0109072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey N. Walls and Alison K. Walls	Same as new owner	083-04-0-088.00
(NAME) 2017 McKennell Drive	(NAME)	
(ADDRESS) Nashville, TN, 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael E. Douglas**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacey N. Walls and Alison K. Walls**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 78, 79 and 80 on the Map of Rosebank Park, as of record in Book 1835. Page 26, Register's Office for said county, described as follows: Beginning on the Northeasterly margin of McKenell Drive at the corner of Lots 80 and 81; thence with said Drive, southeastwardly 278.37 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 31.42 feet to the northwesterly margin of Pafford Drive; Thence with said Drive, northeastwardly 104.77 feet to the corner of Lot Nos. 78 and 79; thence with the southwesterly line of Lot No. 78, southeastwardly 40 feet to the corner of Lot Nos. 77 and 78; thence with the line between said two lots, northeastwardly 242.4 feet to the southwesterly line of Lot No. 118; thence with the southwesterly line of Lots Nos. 118, 117, 116, 115, 114, 113, 112 and 111, northwestwardly 462 feet to the corner of Lots 80 and 81: thence with the line between said two lots, southwestwardly 207.77 feet to the beginning.

Being the same property conveyed to Michael E. Douglas, his heirs and assigns by Deed dated June 27, 2013 from Cynthia A. Douglas, Grantor, and husband Bobby G. Douglas, is deceased, date of death being 02/04/2012, recorded August 1, 2013, in Instrument Number 20130801-0080405, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 2017 McKennell Drive, Nashville, TN 37206
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 21st day of **October, 2019**.

Michael E. Douglas

STATE OF Florida
COUNTY OF Lee

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael E. Douglas**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **October, 2019**.

NOTARY PUBLIC

My Commission Expires: MAR 5, 2021

ANGELA RONESSI
Notary Public - State of Florida
Commission # GG 079172
My Comm. Expires Mar 5, 2021
Bonded through National Notary Assn.