WARRANTY DEED

Karen Johnson Davidson County
Batch# 318084 **DEEDWARR**
11/21/2019 09:23:43 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20191121-0120281

R-AVE-19-5410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
Ada McKinney	**CapStar**	
(NAME)	(NAME)	
5410 Illinois Avenue	**2002 Richard Jones 300 A**	**091-10-0-370.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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, **DAVID JONATHAN HERBERT MICHAELS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADA MCKINNEY, AN UNMARRIED 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 Lot No. 81 on the Plan of Revised Plan of Section One, Morrow Meadows of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Northerly margin of Illinois Avenue at the common corner of Lots 80 and 81; thence with the line between said lots, Northwesterly 79.1 feet to a corner of Lot 82, thence with the line between Lots 81 and 82, Northeasterly 77.6 feet to the Westerly margin of Morrow Road; thence with the margin of the same Southeasterly 71 feet to the beginning of a curve; thence with said curve, Southerly and Southwesterly 46.45 feet to a point on the Northerly margin of Illinois Avenue; thence with the margin of the same, Southwesterly 65.55 feet to the beginning.

Being the same property conveyed to David Jonathan Herbert Michaels, unmarried by Warranty deed from Kathy J. Garrison of record in Instrument No. 20170403-0032039 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on April 03, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5410 Illinois Avenue, Nashville, Tennessee 37209**.

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 19th DAY OF NOVEMBER, 2019.

David Jonathan Herbert Michaels by Laura Mitchell, Attorney-in-fact

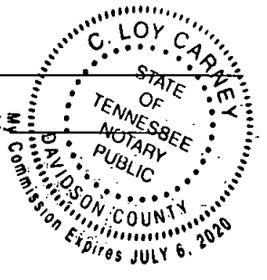
David Jonathan Herbert Michaels by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 DAVID JONATHAN HERBERT MICHAELS, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID JONATHAN HERBERT MICHAELS.

Witness my hand and official seal, this the 19th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212