This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5520

Karen Johnson Davidson County
Batch# 321802 DEEDWARR
11/27/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20191127-0122874

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $298,900.00

Rachel Pate McDonald, Trustee
Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of November, 2019

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly L. Hannah 608 Ronnie Road Madison, TN 37115	Bank of England 5 Statehouse Plaza, suite 500 Little Rock, AR 72201	042-110 057.00

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, I, **Rachel McDonald, Trustee of the Pate Joint Revocable Living Trust dated March 5, 2001**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kimberly L. Hannah, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennesseee, described as follows:

Beginning at a point in the east margin of Ronnie Road, at the southwest corner of the lot conveyed to James H. Dortch and wife, by deed from William W. Gray, as of record in Book 3066, page 379, Register's Office for Davidson County, Tennessee; thence along Dorth's south line, South 86 degrees 30 minutes East 165 feet; thence along W.W. Gray's new west line, South 14 degrees 06 minutes East 215 feet to a point; thence along W.W. Gray's new north line, North 86 degrees 30 minutes West 230 feet to a point in the east margin of Ronnie Road thence with said Road, North 3 degrees 30 minutes East 205 feet to the point of beginning.

Being the same property conveyed to Lloyd W. Pate and Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, by deed from Lloyd W. Pate and Clenna Y. Pate, individually, of record in Instrument No. 20011106-0121828, Register's Office for Davidson County, Tennessee, dated March 5, 2001 and recorded on November 6, 2001. Also see Warranty Deed in Book 3158, Page 429. Rachel McDonald was appointed Trustee of the Pate Revocable Living Trust dated March 5, 2001 by order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. 10P-313.

This is improved property located at: **608 Ronnie Road, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of 2019 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 20th day of November, 2019.

GRANTOR:

Pate Revocable Living Trust dated March 5, 2001

By: Rachel Pate McDonald, Trustee
Rachel McDonald, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachel McDonald, Trustee of the Pate Revocable Living Trust dated March 5, 2001, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

201911270122874

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

