**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200527004**

Karen Johnson Davidson County
Batch# 411642 **DEEDWARR**
06/08/2020 03:27:37 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200608-0058680

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2020.

Notary Public
My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-25-2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Elizabeth Price<br>Kaleb Price<br>5306 Pennsylvania Avenue<br>Nashville TN 37209 | Shelter Mortgage Company LLC<br>P.O. Box 740039<br>Cincinnati OH 45274-0039 | Tax Parcel ID No.<br>091-07-0-005.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander C. McDonald, as to an undivided 50% interest and Melissa L. McDonald, as to an undivided 50% interest, as joint tenants with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Price and Kaleb Price, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1213 and 1215, Block 39 , as shown on the map entitled Plan No. 2 of West Nashville, of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALEXANDER C. MCDONALD, AS TO AN UNDIVIDED 50% INTEREST AND MELISSA L. MCDONALD, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from TERRA KENDRICK PULLMANN, of record in Instrument No. 20170815-0083494 , dated August 11, 2017 , said Register's Office.

Said property was never the marital residence of Grantors

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-07-0-005.00.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

This is improved property located at 5306 Pennsylvania Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of June, 2020.

Alexander C. McDonald
by Allen Huggins attorney in fact
Alexander C. McDonald

Melissa L. McDonald
by Allen Huggins attorney in fact
Melissa L. McDonald

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alexander C. McDonald and Melissa L. McDonald and that he is authorized by Alexander C. McDonald and Melissa L. McDonald to execute this instrument on their behalf.

Witness my hand, at office, this 5th day of June, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022