RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013416

Karen Johnson Davidson County
Batch# 416250 DEEDWARR
06/16/2020 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200616-0062213

WARRANTY DEED

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020.

NOTARY PUBLIC

My commission expires: 1.10.21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail Victoria Lee and Zachary Howard Lee 400 McIver Street Nashville, TN 37211	Same address as new owner	119-13-0-266.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK MCDONALD AND SUZANNE K. MCDONALD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ABIGAIL VICTORIA LEE AND ZACHARY HOWARD LEE, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the map entitled Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark McDonald and Suzanne K. McDonald, husband and wife, from Robert Walsh, married, by Warranty Deed dated August 31, 2017, and recorded September 5, 2017 in Instrument #20170905-0090790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of June, 2020.

MARK MCDONALD

SUZANNE K. MCDONALD

STATE OF TN
COUNTY OF MADISON

Personally appeared before me, a Notary Public, Mark McDonald and, Suzanne K. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of June, 2020.

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Notary Public

RICK PERRY
Printed Notary Name

My commission expires: 11-23-2020

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 8th day of June, 2020.

Notary's Signature

My Commission Expires: 8·27·22

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY