RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 453669 **DEEDWARR**
08/10/2020 11:17:59 AM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20200810-0088652

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,525,000.00.

Affiant

Subscribed and sworn to me on August 7, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33790

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Scott McRae Christina Sevier McRae 603 Davidson Road Nashville, TN 37205	OWNER	115-7-093-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harold Cole Goodrum, Jr. and wife Eva R. Goodrum, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daniel Scott McRae and Christina Sevier McRae, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 360 on the Plan of West Meade Farms, Inc., Section "Y", of record in Book 2083, page 107, and Instrument to Amend Final Subdivision Plat of record as Instrument No. 20110104-0000837, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Harold Cole Goodrum, Jr. and wife, Eva R. Goodrum, by Warranty Deed dated May 25, 1999 and recorded May 28, 1999 from Neal C. Kent and wife, Kathleen Kemp, of record in Book 11499, page 386 and corrected by Scrivener's Affidavit recorded as Instrument No. 20200728-0082645, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive Covenant for Detached Structure of record as Instrument No. 20090701-0061229, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 603 Davidson Road, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. 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 7th day of August, 2020.

Harold Cole Goodrum, Jr.

Eva R. Goodrum

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 7, 2020, before me personally appeared Harold Cole Goodrum, Jr. and Eva R. Goodrum to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 7, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 01, 2021