THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **475,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: Mar 6, 2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 537636 **DEEDWARR**
12/18/2020 10:58:27 AM 2 pgs
Fees $13.00 Taxes: $1,757.50

20201218-0150166

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donovan Russell McAbee	Lincoln Home Loans, LLC.	MAP 118-13-0
3619 General Bate Drive	40 Burton Hills Blvd. Ste. 200	PARCEL 122.00
Nashville, TN 37204	Nashville, Tn. 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Keith a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donovan Russell McAbee and Megan Hamilton McAbee, husband and wife, as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 5 on the Plan of Green Acres of record in Book 1424, page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 80 feet on the westerly side of Bates Drive and runs back between lines, 173.6 feet on the north line and 183 feet on the south line, to a dead line, measuring 80 feet thereon.

Being the same property conveyed to George G. Keith, Jr and wife, Mary Keith by Warranty deed from Paramount Homes, Inc., a corporation of record in Book 1632, page 565, Register's Office for Davidson County, Tennessee, dated July 14, 1948.

Being the same property conveyed to Mary Keith, a widow by Quitclaim deed from Wells Fargo Bank, N.A. of record in Instrument No. 20110208-0011157 Register's Office for Davidson County, Tennessee, dated February 07, 2011 and recorded on February 08, 2011

.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3619 General Bate Drive, Nashville, TN 37204.**

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. 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 hand this the 14th day of December, 2020.

Mary Keith
by George G. Keith, Attorney in Fact.

Mary Keith by George G. Keith, 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, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of December, 2020.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George G. Keith** 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 on behalf of **Mary Keith**, as HER Attorney in Fact, as the free act and deed of the within named **Mary Keith**.

Witness my hand and official seal this the 14th day of December, 2020.

My Commission expires Jan 8, 2024

_____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN