THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36769-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,466,750.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2021. Notary Public My Commission Expires: 9-6-22

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 783068 **DEEDWARR**
01/03/2022 10:57:54 AM 3 pgs
Fees: $18.00 Taxes: $12,826.98

20220103-0000333

WARRANTY DEED

Address New Owner: TN24207928 Trust 319 Lynwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11611009300

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, **Michel A. McDonald, married and Alice C. McDonald, unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Sharon Kelly, Trustee of Revocable Living Trust Agreement for TN24207928 Trust dated 11/10/2021** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 319 Lynwood Boulevard, Nashville, TN 37205.

Ward Pace, spouse of Michel A. McDonald, joins in the execution of this instrument to convey any marital interest that he may have in the subject property.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the northwesterly 200 feet of Lot No. 41 on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lot No. 41 fronts 200 feet on the southwesterly side of Lynwood Boulevard and runs back between lines 309 feet on the northwesterly line and 313 1/2 feet, more or less, on the southeasterly line to the northeasterly margin of Royal Oaks Drive, measuring 200 feet thereon.

Together with all of the Grantor's right, title and interest in and to a portion of Royal Oaks Drive which abutts the above described property and which has been abandoned by the City of Belle Meade, Tennessee, by Ordinance No. 80-5.

Being the same property conveyed to Michel A. McDonald, as to one-half undivided interest, to Olas C. Coig, a one-fourth undivided interest and to Genevieve H. Coig, a one-fourth undivided interest, as tenants in common by deed dated February 15, 2000 from Frank C. Gorrell, III and wife, Linda P. Gorrell of record in Instrument No. 20000215-0015246, Register's Office for Davidson County, Tennessee. Olas C. Coig having since died. Pursuant to an Order of Ancillary Probate Without Formal Administration his one-fourth undivided interest was devised to Alice C. McDonald. By Quitclaim Deed dated December 14, 2010 of record in Instrument No. 20101216-0100170, Register's Office for Davidson County, Tennessee, Michel A. McDonald, Alice C. McDonald and Genevieve H. Coig conveyed subject property to Michel A. Mcdonald and Alice C. McDonald, as to each a 50% undivided interest as tenants in common, each with the right of survivorship.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Belle Meade City taxes for the year 2021, in the amount of $4,061.13, PAID. Map and Parcel No.: 11611009300.
3. All matters appearing on the Plan of record as Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 5828, Page 901, Register's Office for Davidson County, Tennessee.
5. Easements retained by the City of Belle Meade, its agents, servants, and/or contractors, and utility companies, operation under franchise from said City or from the Metropolitan Government of Nashville and Davidson County, Tennessee, for the right to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol its now existing or future utilities, including sewer, water and drainage facilities, together with their appurtenances, and for the doing of any and all things necessary and incidental thereto; all as set out and reserved in the City of Belle Meade Ordinance no. 80-5, which closes a portion of Roayl Oaks Drive.
6. Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities in Instrument No. 20130528-0053237, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of December, 2021.

Michel A. McDonald

Ward Pace

Alice C. McDonald by Michel A. McDonald her attorney-in-fact
Alice C. McDonald by Michel A. McDonald,
her 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, aforesaid, Michel A. McDonald, and Ward Pace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22nd day of December, 2021.

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023