WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 08:10 2 pg
Fees:13.00 Taxes:873.20

20080730-0077650

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-19-2010

(AFFIX SEAL)

LAURA A. BROWN
NOTARY PUBLIC
TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Kious & Rodgers, PLLC
503 North Maple Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celia McDonald	SAME	117 07 0D 018.00
(NAME) 106 Matthew Lane	(NAME)	
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT G. MARTINDALE, III, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CELIA MCDONALD**, UNMARRIED HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 18, on the Plan of Park Green Condo, as shown by plat appearing of record in Plat Book 6250, page 253, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Robert G. Martindale by Warranty Deed of record in Instrument Number 20070308-0028575, Registers Office for Davidson County, Tennessee.

This conveyance is subject to: Master Deed and By-Laws of record in Book 6247, page 872, Book 6453, page 717, Book 8430, page 634; HOA Charter of record in Book 6427, page 869; Stormwater Detention Agreement of record in Book 6269, page 167; All matters shown on the plan of record in Plat Book 6250, page 253, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 106 Matthew Lane, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 28 day of July, 2008.

Robert G. "Bo" Martindale by Mark A Pirtle poa

Robert G. Martindale, III
By: Mark A. Pirtle, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, **Mark A. Pirtle**, with whom I am personally acquainted and to me known to be the person who executed the foregoing instrument on behalf of Robert G. Martindale, III, acknowledged that he executed the same as the free act and deed of said Robert G. Martindale, III, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Robert G. Martindale, III, and appearing of record in Instrument Number 20070308-0028574 in the Register's Office of Davidson County, Tennessee.

LAURA A. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand at office this 28 day of July, 2008.

Laura A. Brown
Notary Public

Commission expires: 4-19-2010

RETURN TO:
Kious & Rodgers
503 North Maple Street
Murfreesboro, TN 37130