BILL GARRETT, Davidson County
Trans:T20090086283 DEEDWARR
Recvd: 12/23/09 09:13 2 pgs
Fees:13.00 Taxes:185.00

20091223-0116661

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-19-2011

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2009.

Notary Public

My commission expires: 9-19-2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES MCDONALD	**NEW OWNER**	07112032600
813 BLUE RIDGE DRIVE	**SAME**	
NASHVILLE, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

JOSHUA D'ACQUISTO and WIFE, SHANNON D'ACQUISTO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES D. MCDONALD III AND WIFE HILLARY S. MCDONALD

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 4, PLAN OF THE RESUBDIVISION OF LOTS 7 AND 12 OF WILLIAMS AND HAYS COMPANY'S BELLE VIEW PLAN, as shown on plat of record in Plat Book 5800, Page 192, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua D'Acquisto, and wife, Shannon S. D'Acquisto by Warranty Deed from Tennessee Holdings, LLC and Harpeth Investments, LLC, recorded on the 3rd day of January, 2007 in Instrument No. 20070103-0000862, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 5800, Page 192, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 813 BLUE RIDGE DRIVE, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 18th day of December, 2009.

Joshua D'Acquisto by Frank Hernandez his AIF

JOSHUA D'ACQUISTO
By: Franklin A. Hernandez, his attorney in fact

Shannon D'Acquisto by Frank Hernandez her AIF

SHANNON D'ACQUISTO
By: Franklin A. Hernandez, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, FRANKLIN A. HERNANDEZ, ATTORNEY IN FACT FOR JOSHUA D'ACQUISTO and SHANNON D'ACQUISTO , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2009.

Michelle Hightower

Notary Public

My Commission Expires:9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011