Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0177H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$208,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100079098 DEEDWARR
Recvd: 12/16/10 09:42 2 pgs
Fees:13.00 Taxes:769.60
20101216-0099978

SUBSCRIBED AND SWORN TO BEFORE ME THIS the 14th day of December, 2010

Notary Public
Commission Expires: My Commission Expires MAY 6, 2013

ADDRESS OF NEW OWNER:
Trina C. Wilson
464 Old Towne Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
BB&T
PO Box 2467
Greenville, SC
29602

MAP & PARCEL
Map 160-16-0C
Parcel 055.00

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Ryan McDonald and Lauren A. McDonald, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trina C. Wilson, 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. 55, on the plan of a Horizontal Regime (private element) The terraces at Brentwood Chase, (a revision of "Old Towne at Brentwood Chase") and filed of record in Instrument No. 20001103-0109137 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ryan McDonald and Lauren A. McDonald husband and wife, by Warranty Deed dated May 30, 2001 from Pulte Homes Tennessee limited partnership, a Tennessee limited partnership and filed of record in Instrument No. 20010605-0058830, in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO: County taxes for the year 2011 and subsequent years; Declaration of Covenants, Conditions and Restrictions filed in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975, 20010328-0029845 and in Instrument No. 20041206-0144631; By-Laws filed of record in Instrument No. 20001214-0123058; Subject to HOA Charter filed of record in Instrument No. 20001214-0123056; any and all matters as set forth per Plat filed in Instrument No. 20001103-0109137; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 464 Old Towne Drive Brentwood TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 **day of** December**, 2010**

Ryan McDonald

Lauren A. McDonald

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan McDonald and Lauren A. McDonald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14 **day of December, 2010.**

Notary Public
My Commission Expires:

