WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,750.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/29/2010** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110001612 DEEDWARR
Recvd: 01/07/11 11:05 2 pgs
Fees:13.00 Taxes:761.28
20110107-0002199

WARRANTY DEED

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122
File #**10-0190**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hays and Associates, LLC	Hayes & Associates, LLC	**105-13-276.00**
(NAME) **916 South Douglas Avenue**	(NAME) 150 4th Ave N, Suite 1850	
(ADDRESS) **Nashville,TN 37204**	(ADDRESS) Nashville, TN 37219-2408	
(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, WE, **The Estate of Mary Ella McDonald,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hays and Associates, LLC,** 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 part of Lots 77 and 78 on the plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County, and as shown on a survey dated July 15, 1977, by John Kohl, Tennessee Land Surveyor, No. 100, as follows:

Beginning at a point on the Northerly margin of Douglas Avenue at the Southeasterly corner of the five foot strip of Lot 78 originally conveyed to James H. Yeaman, et ux, by deed from Ira C. Harmon, et ux, of record in Book 416, Page 697, said Register's Office; thence, with Yeaman's Easterly property line, Northwardly 250 feet more or less to a point on the Southerly margin of an alley; thence, with the Southerly margin of said alley, Eastwardly 40.5 feet more or less to a point at the Northwesterly corner of the property originally conveyed to Mrs. Myra Selfridge by deed from Mrs. Clara Wrenne, et vir, of record in Book 305, Page 5, said Register's Office; thence, with Selfridge's Westerly property line, Southwardly 249 feet more or less to a point on the Northerly margin of Douglas Avenue; thence with the Northerly margin of said Douglas Avenue, Westwardly 91 feet more or less to the point of beginning.

Being the same property conveyed to Johnnie W. McDonald et ux Mary Ella McDonald by Warranty Deed from George D. Shreeve, unmarried, recorded on the 20th day of September, 1977 in Book 5198, Page 659, in the Register's Office of Davidson County, Tennessee. The said Johnnie W. McDonald having since died March 17, 1995, vesting property to Mary Ella McDonald. Mary Ella McDonald having since died on August 5, 2008, vesting property to Eva Marie Carney, as Executrix of the Last Will and Testament of Mary Ella McDonald, according to the Last Will and Testament of the said Mary Ella McDonald, which was filed for record on February 11, 2009 in the Seventh Circuit Court of Davidson County Tennessee Probate Division, No. 09P-212, and by Letters of Testamentary filed March 12, 2009.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **916 South Douglas Avenue, Nashville, TN 37204**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **December, 2010**.

The Estate of Mary Ella McDonald
Eva Marie Carney Executrix
By: Eva Marie Carney, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Eva Marie Carney, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executrix for the Estate of Mary Ella McDonald, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Mary Ella McDonald.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2010.

NOTARY

MY COMMISSION EXPIRES: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY