This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
M. Jonathon Loffi
523 Landon Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20110013365 DEEDWARR
Recvd: 03/07/11 08:50 4 pgs
Fees:23.00 Taxes:140.60
20110307-0017748

MAP 147-3
GROUP B
PARCEL 42.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth L. McDonald, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **M. Jonathon Loffi, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to Kenneth L. McDonald, by deed dated December 31, 1997 from John Caudell and Colleen K. Harvey, both unmarried of record in Book 10748, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **370 Wallace Rd, D-24, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

*Pamela Be Aird, spouse of Kenneth L. McDonald, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **28th** day of **February, 2011.**

Kenneth L. McDonald

Kenneth L. McDonald

Pamela Be Aird

Pamela Be Aird

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth L. McDonald and Pamela Be Aird**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2011.

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $38,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Unit No. D-24, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.