This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20110048397 DEEDWARR
Recvd: 08/08/11 13:35 2 pgs
Fees:13.00 Taxes:739.35
20110808-0060878

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of August, 2011, by and between Erica Oglesby fka Erica Y Bandy, unmarried, party of the first part, and Tawanda Johnson-McDonald and Jessie McDonald, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 57, on the Plan of Section ONe of Phase One, Addition to Indian Creek Estates, RS-10 Subdivision Cluster Lot Option, A PLanned UNit Development of record in Instrument NO. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Erica Y. Bandy, by virtue of that certain Warranty Deed dated September 21, 2007, at Instrument No. 20070925-0114092 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Erica Oglesby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Erica Oglesby and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of August, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Tawanda Johnson-McDonald and Jessie McDonald
	7453 Stecoah Street Cane Ridge, TN 37013
Tax Parcel No	181030A27000CO
Property Address:	7453 Stecoah Street Cane Ridge, TN 37013
MAIL TAX BILLS TO:	owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $199,825.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jessie McDonald
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of August, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY