BILL GARRETT, Davidson County
Trans:T20120003543 DEEDWARR
Recvd: 01/17/12 08:51 2 pgs
Fees:13.00 Taxes:558.70
20120117-0004214

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon McDonald Unmarried | SAME AS NEW OWNER | 05800009300 |
| | (NAME) | |
| 3759 Homeland Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe L. Wall and wife, Deborah L. Wall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandon McDonald Unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

TRACT 1: BEGINNING AT A STAKE ON THE RIDGE, IT BEING THE NORTHWEST CORNER OF WHAT WAS, IF NOT NOW, THE HOMEPLACE OF W.A. TROTTER IN 1875, AND RUNNING WITH THE RIDGE SOUTH 71 DEGREES WEST 16 POLES TO AN OAK; THENCE, NORTH 20 DEGREES EAST ACROSS A BRANCH AT 33 POLES TO AN OAK; THENCE, NORTH 20 DEGREES EAST ACROSS A BRANCH AT 33 POLES, IN ALL 87 POLES TO A HAW BUSH; THENCE, NORTH 67 DEGREES EAST 7 POLES TO A HICKORY AND ASH, TO WHAT WAS THE SOUTHWEST CORNER OF THE W.A. TROTTER PLACE IN 1875; THENCE, ALONG THE LINE OF SAID TROTTER HOME TRACT, NORTHWESTERLY 88 POLES TO THE BEGINNING.

TRACT II: BEGINNING ABOUT SIX (6) MILES FROM THE CITY OF NASHVILLE, AND BEGINNING AT A HICKORY AND ASH, WHAT WAS, IF NOT NOW, MS. DRAKE'S CORNER IN 1875; RUNNING THENCE NORTH 25 DEGREES WEST WITH DRAKES LAND 21 POLES TO A HICKORY, DRAKE'S CORNER; THENCE, NORTH 45 DEGREES EAST 20 POLES TO A WHITE OAK; THENCE, NORTH 49 DEGREES EAST 22 POLES TO A BLACK OAK; THENCE, 65-1/4 DEGREES EAST 18 POLES TO A STAKE AND POINTERS IN THE WEST BOUNDARY LINE OF R. H. EWING'S LAND; THENCE SOUTH 1 DEGREE WEST 123 POLES TO A STAKE AND POINTERS; THENCE, WEST 14 POLES TO THE BEGINNING, INCLUDING THE RESERVATION TO ALBERT G. WILCOX, ET UX, SET OUT IN THE DEED OF W.A. TROTTER TO EMMA TIBBS, AS SHOWN OF RECORD IN BOOK 54, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOE L. WALL AND WIFE, DEBORAH L. WALL BY DEED FROM BEVERLY ANN SOLOMON AND ANGELA BYRN LINK, OF RECORD BY INSTRUMENT NO. 20070220-0020617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2012 TAX AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3759 Homeland Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

# WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 11th day of January, 2012.

Joe L. Wall

Deborah L. Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE L. WALL and wife, DEBORAH L. WALL, the herein bargainor(s), 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, this the 11th day of January, 2012.

Notary Public

My Commission Expires:11/03/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072