03

Realty Title

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1616 Westgate Circle, Ste 215**
**Brentwood, TN 37027**

**CRT File No. 12020269**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $632,500.00.

Rachelle Cantrell
Affiant

Subscribed and sworn to before me, this 1st day of March, 2012.

Diane K Mann
Notary Public
My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20120016222 DEEDWARR
Recvd: 03/05/12 15:25 2 pgs
Fees:13.00 Taxes:2340.25
20120305-0019317

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James Brandon McDonald and<br>Katrina J. McDonald<br>1710 Temple Avenue<br>Nashville TN 37215 | **WELLS FARGO**<br>**101 NORTH PHILLIPS AVE.**<br>**SIOUX FALLS, SD 57104** | Tax Parcel ID No.<br>131-03-0-189 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean R. Barrow n/k/a Jean Barrow Pisano and husband *Alfred Francis Pisano, III ,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Brandon McDonald and Katrina J. McDonald, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.45 on the Plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Jean R. Barrow, an unmarried person by deed from Emily Susan Imes Simmons and husband Jeffery L. Simmons of record in Instrument 200304040044868, Register's Office for Davidson County, Tennessee, dated April 1, 2003. The said Jean R. Barrow now being Jean Pisano.

***Alfred Francis Pisano, III, joins in this conveyance to convey any and all interest in said property.**

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.

All matters shown on the Plan of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 4110, page 294, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1129, Page 321 and Book 6104, page 64, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive Covenant for Detached Structure in Instrument 200611170142850, Register's Office for Davidson County, Tennessee.

This is improved property located at 1710 Temple Avenue Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of March, 2012.

Jean R. Barrow n/k/a Jean Barrow Pisano

Alfred Francis Pisano, III

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jean R. Barrow n/k/a Jean Barrow Pisano and Alfred Francis Pisano, III , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2012.

Notary Public
My Commission Expires: May 18, 2014

