Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120028245 DEEDWARR
Recvd: 04/18/12 13:39 2 pgs
Fees:13.00 Taxes:2329.26
20120418-0033177

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $629,530.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of April, 2012.

Notary Public

My Commission Expires: September 9, 2014

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

Address New Owner As Follows:
Allen C. McDonald and wife,
Carolyn C. McDonald
3821 Whitland Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
103-16-0-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER M. ROBINSON, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ALLEN C. MCDONALD AND WIFE, CAROLYN C. MCDONALD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot 3, Block E, on the Plan of the Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said westerly part of Lot No. 3 fronts 60 feet on the northerly side of Bowling Avenue, or Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Walter M. Robinson, unmarried, by deed from Roy O. Elam, III and wife, Kathryn W. Elam, of record as Instrument No. 20090320-0025441, dated March 16, 2009, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3821 Whitland Avenue Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 4th day of April, 2012.

Walter M. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER M. ROBINSON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of April, 2012

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/6/18