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

WARRANTY DEED

G-KW-12-1238

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 07/08/13

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin R. McDonald, Jr.	Kevin R. McDonald, Jr.	
1238 Lillian Street	(NAME) 1238 Lillian Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	08313014600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A & C INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN R. MCDONALD, JR., UNMARRIED AND CHRISTINA ~~XX~~*CLAES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: M.

**as joint tenants with the right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 116, PLAN OF EAST EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BRENDAN C. DONELSON TO STUART B. ARNOLD AND RENA M. ARNOLD, HUSBAND AND WIFE AS RECORDED ON THE 6TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111206-0095256 AND QUITCLAIM DEED FROM STUART B. ARNOLD AND RENA M. ARNOLD, HUSBAND AND WIFE TO A & C INVESTMENTS, LLC AS RECORDED ON THE 9TH DAY OF JANUARY, 2012 IN INSTRUMENT NO. 20120109-0002074, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1238 Lillian Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of April, 2012.

A & C Investments, LLC

By: _____
Justin Hicks, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20120032679 DEEDWARR
Recvd: 05/03/12 14:27 2 pgs
Fees:13.00 Taxes:1233.95
20120503-0038232

STATE OF Tennessee
COUNTY OF Davidson

On this the , before me personally appeared Justin Hicks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the authorized agent of A & C Investments, LLC, the within named bargainor, a limited liability company, and that he as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903