BILL GARRETT, Davidson County
Trans:T20120036303 DEEDWARR
Recvd: 05/17/12 09:53 2 pgs
Fees:13.00 Taxes:388.50
20120517-0042710

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN ANDREW MACDONALD	~~SAME~~ Tym Bank	**072-13-0-049.00**
(NAME)	(NAME)	
949 CAHAL AVENUE	2081 Wilma Rudolph Blvd	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BRENT L. LAWRENCE, AS THE SOLE MEMBER OF THE ENTITY FORMERLY KNOWN AS BL RESOURCES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WHICH HAS BEEN DISSOLVED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN ANDREW MACDONALD AND WIFE, JENNIFER P. MACDONALD,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Irvington Subdivision, as shown on plat of record in Plat Book 843, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BL Resources, LLC from MLB Properties, LLC by deed dated August 2, 2004 of record in Instrument No. 20040818-0099529, Register's Office for Davidson County, Tennessee. Brent L. Lawrence is the sole member of the entity formerly known as BL Resources, LLC which was administratively dissolved on August 19, 2005.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 843, page 60, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **949 CAHAL AVENUE, NASHVILLE, TN 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 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 hand this 5th day of May, 2012.

BRENT L. LAWRENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brent L. Lawrence**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of May, 2012.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public