Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2012

Notary Public
My commission expires: 3.21.2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20120040289 DEEDWARR
Recvd: 06/01/12 11:10 2 pgs
Fees: 13.00 Taxes: 148.00
20120601-0047583

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Cutler 802 Ramsey Street Nashville, TN 37206	New Owner 1945 Pinehurst Drive Nashville, TN 37216	082-12-0-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reginald McDonald, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Justin Cutler, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Meigs Manor of record in Plat Book 3500, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 60.0 feet on the Westerly side of Ramsey Street and extends back 100.0 feet on the Westerly line and 170.0 feet on the Easterly line to a dead line in the rear, measuring 92.2 feet thereon.

Being the same property conveyed to Reginald McDonald, unmarried by Warranty Deed from Christina McDonald, unmarried of record at Instrument No. 20040804-0093353, Register's Office for Davidson County, Tennessee, dated July 30, 2004.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 802 Ramsey Street, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of May, 2012.

Reginald McDonald

Quantrell McDonald *

* Quantrell McDonald joins in this instrument to convey any and all marital interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Reginald McDonald and Quantrell McDonald,** the bargainor(s), 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 Franklin, Tennessee, this the 29th day of May, 2012.

Notary Public

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 3·21·2016

FILE NO: 2012052090