03

Realty Title

NEW OWNER:

MICHAEL NEWMAN
3065 JENRY DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:

MAGNA BANK
6525 QUAIL HOLLOW RD., #300
MEMPHIS, TN 38120

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0363

Map and Parcel 08511009500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120042274 DEEDWARR
Recvd: 06/07/12 15:31 3 pgs
Fees:18.00 Taxes:592.00
20120607-0049997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **C. BRIAN MCDONALD and JULIE D. MCDONALD, husband and wife** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL NEWMAN and wife, JENNY NEWMAN**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 73 on the Plan of Stanford Country Club Estates, Section III, as shown on the plat of the same of record in Plat Book 2900, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to C. BRIAN MCDONALD and JULIE D. MCDONALD, husband and wife by Warranty Deed from Betty G. Adamson, dated February 13, 2006, and of record in Instrument No. 20060217-0019239, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3065 JENRY DRIVE, NASHVILLE, TN 37214.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 67, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of June, 2012.

C. BRIAN MCDONALD

JULIE D. MCDONALD

STATE OF TENNESSEE

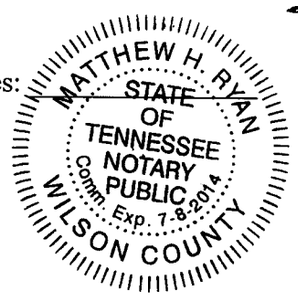
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **C. BRIAN MCDONALD and wife, JULIE D. MCDONALD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of June, 2012.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

Rachelle Caudill
AFFIANT

Sworn to and subscribed to before me this 5th day of June, 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