File 23962-8

BOX14-A

NEW OWNER:

Mark William and Carey Floyd McDonald
128 Blackburn Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO: Regions Bank d/b/a Regions Mortgage
NEW OWNER Dept. 2520
P.O. Box 2153
Birmingham, AL 35287-2520

Map 130
Group 01-0
Parcel 154.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0347

BILL GARRETT, Davidson County
Trans:T20120044792 DEEDWARR
Recvd: 06/18/12 12:38 2 pgs
Fees:13.00 Taxes:2349.50
20120618-0053186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Thirty Five Thousand and 00/100 Dollars ($635,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SUSAN M. VALENTI, unmarried**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARK WILLIAM McDONALD and CAREY FLOYD McDONALD, husband and wife,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Page 94 and 95, Register's Office for said County.

Said Lot No. 57 fronts 60 feet on the southwesterly margin of Blackburn Avenue and extends back between parallel lines, 190 feet to a dead line in the rear.

Being the same property conveyed to Susan M. Valenti, a single person, by Warranty Deed from James M. Brewer and spouse, Dorothy C. Brewer, dated August 17, 1992, and recorded in Book 8708, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 128 Blackburn Avenue, Nashville, Tennessee 37205.

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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on June 15, 2012 at 7:00 p.m.

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

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of June, 2012.

SUSAN M. VALENTI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SUSAN M. VALENTI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 14th day of June, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $635,000.00

AFFIANT

Sworn to and subscribed to before me this 14th day of June, 2012.

NOTARY PUBLIC

My commission expires: November 15, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 635000.00
_____, Affiant
Subscribed and sworn before me this the
18 Day of June, 2012
_____, Deputy Register