Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0478

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 2012

Notary Public
Commission Expires: 3/09/2013

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin M. McDonald 3425 Old Franklin Road Cane Ridge, TN 37013	Access National Mortgage 1800 Robert Fulton Drive, Ste. 350 Reston, VA 20191	174-00-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barbara F. Robertson, individually, and Barbara F. Robertson, Successor Trustee of the F & B Robertson Joint Living Trust, dated July 19, 2005

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin M. McDonald and Carie D. McDonald

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, Stockton Subdivision, as shown on Final Plat of record in Book 11190, Page 109, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of Old Franklin Road, said point being North 84 deg. 55 min. West 595.8 feet from the center lines of the intersection of said Old Franklin Road and Preston Road; thence North 5 deg. 05 min. East 552 feet to an old iron pin; thence South 85 deg. 35 min. East 260 feet to an iron pin; thence South 5 deg. 05 min. West 555 feet to the centerline of Old Franklin Road; thence with the center of the same around a slight curve westerly 65 feet and continuing with the same, North 84 deg. 55 min. West 195 feet to the beginning, containing 3.3 acres, more or less.

BEING the same property conveyed to Barbara F. Robertson, an unmarried woman and Barbara F. Robertson, Successor Trustee of the F & B Robertson Joint Living Trust dated July 19, 2005, by Quitclaim Deed from Barbara F. Robertson, an unmarried woman, dated 3/6/07 and recorded 2/29/08 in Instrument No. 20080229-0020346; and being the same property previously conveyed to Barbara F. Robertson, an unmarried woman, by Quitclaim Deed from Barbara F. Robertson, surviving spouse of Festus G. Robertson, also known as Festus Garland Robertson, Jr. and Barbara F. Robertson, Successor Trustee of the F & B Robertson Joint Living Trust dated July 19, 2005, dated 3/6/07 and recorded 4/2/07 in Instrument No. 20070402-0038712; and being the same property previously conveyed to Festus G. Robertson and wife, Barbara F. Robertson, by Warranty Deed from Delbert M. Stockton, Jr. and wife, Sarah Jane Stockton, dated 5/10/00 and recorded 5/11/00 in Instrument No. 200005110047740, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

BILL GARRETT, Davidson County
Trans:T20120049497 DEEDWARR
Recvd: 07/05/12 11:28 2 pgs
Fees:13.00 Taxes:1006.40
20120705-0059003

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3425 Old Franklin Road, Cane Ridge, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of June, 2012.

Barbara F. Robertson, individually

Barbara F. Robertson, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Barbara F. Robertson
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of June, 2012.

Notary Public
My Commission Expires: _____

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Barbara F. Robertson, Successor Trustee
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of June, 2012.

Notary Public
My Commission Expires: _____

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016