Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 09/06/12 09:44 3 pgs
Fees:18.00 Taxes:654.53
20120906-0080532

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,900.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2012.

Notary Public
My Commission Expires: ~~04/06/13~~ 7/6/15

12-0276

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark P. McDonald	Everett Financial, Inc.	161 10 0 A
5437 Village Way	D/B/A Supreme Lending	080.00 CO
Nashville, TN 37211	14801 Quorum Dr, Ste 300	
	Dallas, TX 75254	

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, we **Meagan Rae Strader, a married woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark P. McDonald and wife, Susan K. McDonald**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Meagan Rae Strader and husband, Nathan Hirning, by deed from Christopher J. Somerville and wife, Erin R. Somerville, dated November 19, 2009, recorded as Instrument No. 20091123-0107327, Register's Office for said County. Further Nathan Hirning, conveyed all his interest in subject property to Meagan Rae Strader by Quitclaim Deed dated June 7, 2012, recorded as Instrument No. 20120712-0061236, Register's Office for said County.

Nathan Hirning, husband of Meagan Rae Strader, hereby joins in the execution of this instrument to convey any interest he may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5437 Village Way, Nashville, TN 37211.**

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 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 our hands this 30th day of August, 2012.

Meagan Rae Strader

Nathan Hirning

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 **Meagan Rae Strader**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2012.

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

STATE OF Missouri
COUNTY OF City of St. Louis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Nathan Hirning**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at St. Louis, MO, this 28 day of August, 2012.

ANTHONY BAIMA
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: November 28, 2015
Commission Number: 11386961

Notary Public

My Commission Expires: 11-28-15

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE