RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122487

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130002062 DEEDWARR
Recvd: 01/08/13 13:16 2 pgs
Fees:13.00 Taxes:780.70
20130108-0002469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2012.

NOTARY PUBLIC

My commission expires: 9/29/14

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 9-29-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam M. McDonald 3806 Elkins Avenue Nashville, TN 37209	Same address as new owner	092-13-0-126.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eleven Thousand and 00/100 Dollars ($211,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CORISSA GEPHART AND HUSBAND, JONATHAN GEPHART**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ADAM MCDONALD, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being in the 11th, formerly 24th ward of the city of Nashville, Being No. Four (4) in the Block No. 19, Charlotte Park Company's Section Addition, which is of record in Book 57, page 160 and 161, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts fifty (50) feet on the north side of 2nd or Elkins Avenue and extends back Northwardly between parallel lines, one hundred and fifty (150 feet to an alley, showing fifty (50) feet on said alley.

Being the same property conveyed to Corissa R. Gephart and husband, Jonathan D. Gephart, by Quitclaim Deed from Jonathan Prichard, married, dated 2/26/2006, recorded 3/8/2006, of record in Instrument No. 20060308-0027241, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 57, pages 160 and 161; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee;

and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 3806 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are not yet due or payable and which taxes will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 28th day of December, 2012.

CORISSA GEPHART

JONATHAN GEPHART

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Corissa Gephart and Jonathan Gephart, 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 seal, this the 28th day of December, 2012.

Notary Public

David Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014