BILL GARRETT, Davidson County
Trans:T20130021403 DEEDWARR
Recvd: 03/15/13 11:11 2 pgs
Fees:13.00 Taxes:377.40
20130315-0026003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

William F. McDonald
Affiant

Subscribed and sworn to before me, this 13TH DAY OF MARCH, 2013.

Mary Birchright
Notary Public

MY COMMISSION EXPIRES:
11-3-13

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William F. McDonald and wife, Zanna M. McDonald	Same as new owner	051100D10100CO
1415 Lewis Road (ADDRESS)	(NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donald E. Crafton, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William F. McDonald and wife, Zanna M. McDonald, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 101, ON THE PLAN OF OAKLAND TRACE CONDOMINIUMS, SECTION II, OF RECORD IN BOOK 6200, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING UNIT 101 ON SAID PLAN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO OAKLAND TRACE CONDOMINIUMS, SECTION II, AS OF RECORD IN BOOK 7111, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, CO-OWNERS, AND TENANTS OF OAKLAND TRACE CONDOMINIUMS, SECTION II, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 7111, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO DONALD E. CRAFTON, UNMARRIED, BY DEED FROM C & T DEVELOPMENT COMPANY, INC. OF RECORD IN BOOK 7159, PAGE 529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1415 Lewis Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 13th day of March, 2013.

WARRANTY DEED
(Continued)

Donald E. Crafton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald E. Crafton, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072