Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $887,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2013.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20130030273 DEEDWARR
Recvd: 04/12/13 14:58 2 pgs
Fees:13.00 Taxes:3281.90
20130412-0036645

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin McDonagh 2904 Tyne Boulevard Nashville, TN 37215	Owner	13015003200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Wester, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin McDonagh and Leslie Crofford, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 32 and all of Lot No. 33 of Block "A" on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T.R. Sanford, Surveyor, February 3, 1950, as follows:

Beginning on the northerly margin of Tyne Road or Boulevard, at the southwest corner of the property conveyed to John S. Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, page 693, Register's Office for said County, being the corner of Lots Nos. 33 and 34; thence with the line between said two lots, northeastwardly 314.6 feet to a point in the southern line of Lot No. 1 of Block "D" on the map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, said Register's Office; thence with said line, northwestwardly 120 feet to the southeast corner of Lot No.31 on said unrecorded subdivision; thence with the line between Lots Nos. 31 and 32, westwardly 48 feet to the northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. House and wife, of record in Book 1732, page 153, said Register's Office; thence with Brady's easterly line, southwestwardly 158 feet to a point in the line between Lots Nos. 32 and 33; thence with the line between said two lots, southwestwardly 140 feet to the northerly margin of said Tyne Road or Boulevard; thence with same, southeastwardly 140 feet to the beginning.

Note: The legal description(s) in previous deeds were incorrect due to the legibility of Warranty Deed recorded in Book 11484, page 491, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Wester by Special Warranty Deed from United Western Bank fka Matrix Capital dated March 21, 2012 and recorded in Instrument No. 20120329-0026736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2904 Tyne Boulevard, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 4th day of April, 2013.

Mary Wester, by Trey Cain, her attorney in fact

Mary Wester

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 **Trey Cain**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the attorney-in-fact for **Mary Wester** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for **Mary Wester.**

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of April, 2013.

Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013042481