

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$18,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th DAY OF April, 2013.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-4-2013
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Pate McDonald and Mary Dianna Chambers, Co-Trustees 224 Ashawn Blvd. Old Hickory, TN 37138	New Owner	Map 051-04 Parcel 73.00

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,

Frieda Jean Pate Martin, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey her ¼ interest unto

Rachel Pate McDonald and Mary Diana Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001

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 Nos. 49 and 50 on the Map of Madison Realty Company's Subdivision, as of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the northerly side of Harrington Avenue and extends back between parallel lines, 190 feet to a dead line.

Said Lot no. 50 fronts 43 feet on the northerly side of Harrington Avenue, and extends back 190 feet on its easterly line and 193.66 feet on its westerly line to a dead line and shows 14 feet on said dead line.

Being the same ¼ interest conveyed to Frieda Jean Pate Martin by Deed from E. Graves Pate, by deed of record in Book 4984, Page 139, Register's Office for Davidson County, Tennessee.

This Instrument was prepared by information furnished by the parties herein. No Warranty of title is either expressed or implied.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) All matters shown on the Plat of record in Plat Book 547, Page 164, said Register's Office.

This is improved property known as: **105 Harrington Avenue, 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 hand(s) this 12th day of April, 2013.

Frieda Jean Pate Martin
Frieda Jean Pate Martin

BILL GARRETT, Davidson County
Trans:T20130031097 DEEDWARR
Recvd: 04/16/13 12:02 2 pgs
Fees:13.00 Taxes:66.60
20130416-0037801

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Frieda Jean Pate Martin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076