BILL GARRETT, Davidson County
Trans:T20130036389 DEEDWARR
Recvd: 05/02/13 10:10 2 pgs
Fees:13.00 Taxes:1147.00
20130502-0044141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 310,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MAX DONALDSON **AMANDA DONALDSON**	**FIFTH THIRD MORTGAGE**	**08306012500**
211 MANCHESTER AVE	**5050 Kingsley Dr. MD 1MOCBQ**	
NASHVILLE, TN 37206	**Cincinnati, OH 45227**	

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 ACKNOWLEDGE, WE,

JESSICA G. MARTIN, UNMARRIED and JUNE M. BALDINI, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAX DONALDSON and AMANDA DONALDSON, HUSBAND AND WIFE

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:

Land in Davidsontounty, Tennessee, being Lot No. 39 on the plan of Beaumont Place, a Plan which is of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description thereof.
Said lot number 39 fronts 50.5 feet on the west side of Manchester Avenue, and extends back westerly between parallel lines 190 feet, more or less, on the north margin and 179 feet, more or less, on its southerly margin, to an alley in the rear.

BEING THE SAME PROPERTY CONVEYED TO JESSICA G. MARTIN AND JUNE M. BALDINI BY WARRANTY DEED FROM VISION MARKETING GROUP, LLC DATED 09/10/2009 RECORDED ON 09/15/2009 IN INSTRUMENT NO. 20090915-0086206 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 211 MANCHESTER AVE, NASHVILLE, TN 37206.

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 in 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 30th day of April, 2013.

JESSICA G. MARTIN

JUNE M. BALDINI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JESSICA G. MARTIN and JUNE M. BALDINI, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON