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

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $635,500.00

Affiant

Subscribed and sworn to before me, this 21 day of June 2013.

Notary Public
My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20130054179 DEEDWARR
Recvd: 06/26/13 11:27 2 pgs
Fees:13.00 Taxes:2351.35

20130626-0065674

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob R. Radford 1607 Otter Creek Road Nashville, TN 37215	new owner	145-106

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, **Jane McDonald, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jacob R. Radford and Carla K. Radford, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being located in the City of Forest Hills in the Seventh Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northeast corner of Lot No. 4, Watters Wood Heights Subdivision, on the right of way of Otter Creek Road; thence north with same 72 degrees east 100 feet; thence north 74 degrees east 100 feet; thence north 76 degrees 30' east 115 feet to a stake at west side of Tile drain; thence with Linda D. Parker south 13 degrees 12' 40" east 914 feet to a stake on north side of a 50 foot easement; thence north 86 degrees 30' west 315 feet to southeast corner of Lot No. 4; thence with the same north 13 degrees 12' 40" west 808.66 feet to the beginning.

Being the same property conveyed to Rob McDonald and wife, Jane McDonald by deed from PNC Mortgage Bank, N.A., formerly known as Sears Savings Bank of record in Book 9278, page 903, Register's Office for Davidson County, Tennessee, dated March 7, 1994; and conveyed to Jane McDonald by Quitclaim Deed from Rob McDonald, of record in Instrument No. 20061023-0131022, said Register's Office, dated August 9, 2006.

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 1607 Otter Creek Road, 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 21st day of June, 2013.

Jane McDonald

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 **Jane McDonald,** the bargainor(s), with whom I am personally acquainted or 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 and official seal at Franklin, Tennessee, this the 21st day of June, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/17

FILE NO: 2013062621