Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W/Suite 100
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2013.

Notary Public
My commission expires: 11/22/14

04-1312-54949

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Samuel R. Baez<br>341 Clearwater Dr.<br>Nashville TN 37218 | Same as owner | 149-08-0-205.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Gant Donald, Heir at Law of the Estate of Helen Gant Donald, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel R. Baez, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 34A, on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lot Nos. 10-16 & 18-43, of record in Book 5200, Page 577, as corrected in Book 6237, Page 243, as amended in Book 6250, Page 111, and revised in Book 6900, Page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen Gant Donald by deed from Samuel J. Pierce, Jr. Secretary of Housing and Urban Development, of Washington, D.C., dated April 20, 1987, recorded April 22, 1987, of record in Book 7210, Page 544, Register's Office for Davidson County, Tennessee. The said Helen Gant Donald having since died,leaving Robert Gant Donald as her sole surviving heir at law. Affidavit of Heirship of record in Instrument No. 20120530-0046706, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 341 Clearwater Dr., Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130106372 DEEDWARR
Recvd: 12/23/13 09:57 2 pgs
Fees:13.00 Taxes:129.50

20131223-0129053

WITNESS my hand this 19th day of December, 2013.

Robert Gant Donald, Heir at Law to
The Estate of Helen Gant Donald

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name Robert Gant Donald, Heir at Law to the Estate of Helen Gant Donald, 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 seal at Suwanee, GA, this 19th day of December, 2013.

Notary Public at Large

My commission expires: June 7, 2016

GREG MCGUINN NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA June 7, 2016