BILL GARRETT, Davidson County
Trans:T20140012413 DEEDWARR
Recvd: 02/21/14 15:42 2 pgs
Fees:13.00 Taxes:1609.50
20140221-0015204

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1025

WARRANTY DEED

THIS INDENTURE, made and entered into this 2/19/2014, by and between Kevin R. McDonald, Jr., and Christina M. McDonald, f/k/a Christina M. Claes, Husband and Wife parties of the first part, and Ryan Joseph Bailey, an unmarried man, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot 116, Plan of East Edgefield, as shown on plat of record in Plat Book 21, page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin R McDonald, JR., and Christina M. McDonald f/k/a Christina M. Claes by Deed from A & C Investments, dated April 27, 2012 of record in Instrument Number 20120503-0038232, Register Deeds of Davidson County, Tennessee.
Christina M. McDonald and Christina M. Claes are one and the same person.

This conveyance is made subject to: All existing easements and restrictions of record

Parcel ID # 083 13 0 146.00
☒ Improved 1238 Lillian St, Nashville, TN 37206
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kevin R. McDonald, Jr.

Christina M. McDonald

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kevin R. McDonald, Jr. and Christina M. McDonald** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of February, 2014..

Notary Public

My Commission Expires: _____

TROY E DENNIS
Notary Public, State of Texas
My Commission Expires 04-17-2017

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Owner's Name: **Ryan J. Bailey**

and Address: **1238 Lillian St, Nashville, TN 37206**

Mail tax bills to, Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$435,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF

COUNTY OF

Subscribed and sworn to before me this 19th day of February, 2014.

Notary Public

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016