WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$179,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 10/5/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140037598 DEEDWARR
Recvd: 05/29/14 15:14 2 pgs
Fees: 13.00 Taxes: 664.15
20140529-0046348

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony S. Domine	Peoples Home Equity, Inc.	161-10-00A-080.00-CO
(NAME)	(NAME)	
5437 Village Way	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Mark P. McDonald and wife, Susan K. McDonald**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony S. Domine and Calla A. Domine, 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 Davidson County, Tennessee, being Lot No. 4 on the Plan of the Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark P. McDonald and wife, Susan K. McDonald by Warranty Deed from Meagan Rae Strader, a married woman dated August 30, 2012, of record in Instrument No. 20120906-0080532, Register's Office for Davidson County, Tennessee. Said property previously conveyed to Meagan Rae Strader and husband, Nathan Hirning by Warranty Deed from Christopher J. Somerville and wife, Erin R. Somerville dated November 19, 2009, of record in Instrument No. 20091123-0107327, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Nathan Hirning by Quitclaim Deed from Nathan Hirning dated June 7, 2012, of record in Instrument No. 20120712-0061236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5437 Village Way, Nashville, TN 37211

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, has 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 our hands this 28th day of May, 2014

X _____
Mark P. McDonald

X _____
Susan K. McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Mark P. McDonald and Susan K. McDonald**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2014

_____
Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122