BILL GARRETT, Davidson County
Trans:T20140042398 DEEDWARR
Recvd: 06/16/14 12:57 2 pgs
Fees:13.00 Taxes:1165.13
20140616-0052274

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53343
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert M. McDonald Bethany L. McDonald 108 Montcastle Court Nashville, TN 37221	First Bank 3500 Blue Lake Drive Ste 325 Birmingham, Alabama 35243

TAX MAP-PARCEL NUMBERS: 155020A039.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$314,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Dale A. Smith, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert M. McDonald and wife, Bethany L. McDonald hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Montcastle Estates, of record in Book 6900, Pages 326 and 327, Register's Office for said County.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Montcastle Court and extends back 123.36 feet on the northeasterly line and 151.79 feet on the southwesterly line to a dead line in the rear, measuring 116.49 feet thereon.

Being the same property conveyed to Dale A. Smith by Warranty Deed from Cornerstone Investments, Inc., dated April 13, 2009, recorded April 17, 2009 in Instrument No. 20090417-0035023, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 326 and 327, said Register's Office, to which reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 926, amended in Book 7260, page 295, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 108 Montcastle Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2014.

Dale A. Smith

State of TENNESSEE
County of DAVIDSON

On this 14th day of May, 2014 , before me the undersigned authority, personally appeared Dale A. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $314,900.00.

Affiant

Sworn and subscribed before me this the _____ day of May, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017