ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Stephen McDonald, etux 4303 Nebraska Avenue Nashville, Tennessee 37209		103-04-0-232.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		14786 26b

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert Sillers, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Stephen Marshall McDonald and wife, Katherine Skiles McDonald (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 60 feet of Lot No. 60 on the Plan of West End Annex of record in Plat Book 331, Page 61, Register's Office for said County:

Said Part of Lot No. 60 fronts 60 feet on the Southerly side of Nebraska Avenue. Formerly Eighth Street or Avenue and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed by Deed from The Estate of Frances Ann Story by Paulette Story Hatcher, Conservator to Molly Sillers as recorded on the 7th day of April, 1997 in Deed Book 10408, Page 752; Order Admitting Will to Probate as recorded on the 19th day of April, 2012 in Instrument No. 20120419-0033601 and Last Will and Testament of Molly Sillers as recorded on the 19th day of April, 2012 in Instrument No. 20120419-0033602, in the Register's Office of Davidson County, Tennessee.
This is improved real property located on 4303 Nebraska Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of West End Annex of record in Plat Book 331, page 61, said Register's Office for Davidson County, Tennessee.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

Davidson County DEEDWARR
Recvd: 08/14/14 08:03 3 pgs
Fees:18.00 Taxes:1146.63
20140814-0073293

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $309,900.00.
(
(
(Subscribed and sworn to before me
(this 12th day of August, 2014.
(
(My Commission Expires: 9/21/2015

Affiant

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 4 day of August, 2014.

Robert Sillers

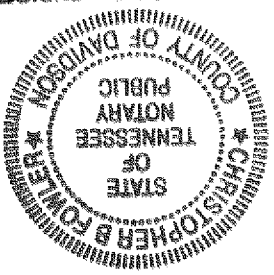
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert Sillers with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4 day of August, 2014.

My Commission Expires: 7-2-18

Notary Public



True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

