This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 3467-U60

ADDRESS NEW OWNER:
Richard K. McDonald
4000 Anderson Rd. Unit 60, Building 11
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:

,

MAP **136**
GROUP **03-0-A**
PARCEL **060.00CO**

Davidson County DEEDWARR
Recvd: 01/16/15 15:54 3 pgs
Fees:18.00 Taxes:177.60
20150116-0005028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul L. McDonald** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Richard K. McDonald**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 60, Building No. 11, in a Horizontal Property Regime located on the plat of Preist Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office for said County, to which reference is here made.
>
> Being the same property conveyed to Paul L. McDonald by deed from Leroy J. Wilder dated September 14, 1978, of record in Book 5339, page 47, Register's Office for Davidson County, Tennessee.

This is improved property known as 4000 Anderson Rd. Unit 60, Building 11, Nashville, Tennessee 37217. Possession is to be given on January 16, 2015.

Taxes for the year 2015 shall be assumed by the GRANTEE.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of January, 2015.

Paul L. McDonald

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul L. McDonald**, the bargainors, 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 official seal at office this 16th day of January, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 8-21-18

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16