WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

P-BR-15-3998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-1-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret P. Donald	**Primary Residential Mortgage Inc.**	
(NAME)	(NAME)	**41-62.06**
3998 Lawing Drive	**1480 North 2200 West**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Salt Lake City, UT 84116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CAROL LYNN SHENBERGER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARGARET P. DONALD, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of K. J. Morris, deceased, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, being shown as Tract "C" on a copy of a survey made by E. L. Miller, Jr. & Co., dated June 1, 1962, and according to said survey is described as follows:

Beginning at an iron pin in the Westerly margin of Lawing Drive located Northeasterly 155.0 feet, as measured with said margin, from a concrete monument at the Northeasterly corner of Lot No. 18 on the Plan of Bell Knob Subdivision, of record in Book 2854, Page 116, said Register's office, being the Southeasterly corner of the property herein described; thence North 63 degrees 30 minutes West 161.2 feet to an iron pin; thence North 36 degrees 50 minutes East 150 feet to an iron pin in the Southerly margin of Old Hickory Boulevard; thence with said margin, South 53 degrees 10 minutes East 128.0 feet to a concrete monument at the beginning of a curve having a radius of 25.2 feet; thence with said curve, Southerly 39.3 feet to a concrete monument in the Westerly margin of said Lawing Drive; thence, curving slightly with said margin, Southwesterly 95.6 feet to the beginning.

Being the same property conveyed to Carol Lynn Shenberger, unmarried by Warranty Deed from Terry L. Morris, conservator for the Estate of Wayne D. Harbison, recorded on the 17th day of September, 2014 in Instrument No. 20140917-0085292, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3998 Lawing Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150022961 DEEDWARR
Recvd: 03/30/15 13:20 2 pgs
Fees:13.00 Taxes:684.13
20150330-0027083

Witness my/our hand(s) this the 12th DAY OF MARCH, 2015.

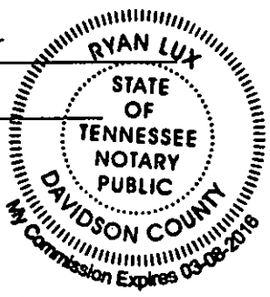
Carol Lynn Shenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL LYNN SHENBERGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212