WARRANTY DEED

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015

Amy C Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
BridgeHouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie McDonald& Patrick McDonald	New Owner	091-02-0-Q-002.00 CO
(NAME)	(NAME)	
6106 B California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150059521 DEEDWARR
Recvd: 07/21/15 14:08 2 pgs
Fees:13.00 Taxes:1313.13
20150721-0071488

FOR AND 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, **Today's Real Estate, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie McDonald and Patrick McDonald,** 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:

The following described tract or parcel of land, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 6106 California Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20141107-0103113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Duke & Duke, LLC, by Warranty Deed from Jessica Tiffany Smith, dated June 20, 2014, of record in Instrument No. 20140625-0055378, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Today's Real Estate, a Tennessee general partnership, by Quitclaim Deed from Duke & Duke, LLC, a Tennessee limited liability company, dated October 1, 2014, of record in Instrument No. 20141104-0101972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 75 and Exhibit B of Instrustment No. 20141107-0103113; restrictions of record in Instrument No. 20141107-01013113; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6106 B California Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hands this 15th day of July, 2015.

TODAY'S REAL ESTATE, A TENNESSEE GENERAL PARTNERSHIP

By: Bryan D. Spicer
Its: Attorney

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney of Today's Real Estate, a Tennessee general partnership and that he as such Attorney executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Attorney.

WITNESS my hand and official at Franklin, Tennessee, seal this 15th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 20876

