Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$145,000.00** Amanda Haller
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF July, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/6/18
| (AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley E. Place 3120 Southlake Drive Nashville, TN 37211	New Owner	119-15--54.00

For and in 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, we,

Valerie A. McDonald, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Haley E. Place, single woman

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:

Being all of Lot No. 66, Section Two, Southlake, according to survey and plat of same appearing of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Valerie A. McDonald by Executor's Quitclaim Deed from Mary Nan Smith and Thomas Franklin Pitts as Co-Executors and beneficiaries and Lee Montague a/k/a Martha Janette Pitts and Montague Alan Pitts, as beneficiaries of the Estate of Archie Northcutt Pitts dated June 9, 2006 of record in Instrument Number 20060613-0070120, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This Instrument is being executed pursuant to a Power of Attorney being recorded simultaneously herewith of record in Instrument Number 20150723-0072221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2083, Page 84, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3120 Southlake Drive, Nashville, TN 37211**
(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 hand(s) this 17th day of July, 2015.

Valerie A. McDonald by Robert McDonald Attorney in Fact.
Valerie A. McDonald by Robert McDonald, Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20150060101 DEEDWARR
Recvd: 07/23/15 10:13 2 pgs
Fees: 13.00 Taxes: 536.50
20150723-0072222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert McDonald, Attorney-in-Fact for Valerie A. McDonald, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Valerie A. McDonald for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076