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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15115837** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of December, 2015.<br><br>Notary Public<br>My Commission Expires: 1-9-16 |

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

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Tyler Augusty<br>1710 TEMPLE AVE<br>Nashville TN 37215-3527 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-3-189.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Brandon McDonald and Katrina J. McDonald, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Augusty and Michelle W. Augusty, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Neil Hunt Subdivision, of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Brandon McDonald and Katrina J. McDonald, husband and wife by Warranty Deed from Jean R. Barrow n/k/a Jean Barrow Pisano and husband, Alfred Francis Pisano, III, recorded on the 5th day of March, 2012 in Instrument No. 20120305-0019317, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NEIL HUNT SUBDIVISION, as recorded in Plat Book 974, Page(s) 19.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1129, Page 321 and Book 6104, Page 64 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Restrictive Covenants for Detached Structure recorded at Instrument No. 20061117-0142850. Easement Deed recorded at Instrument No. 20131024-0110996.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4110, Page 294.

BILL GARRETT, Davidson County
Trans:T20150107295 DEEDWARR
Recvd: 12/21/15 09:02 2 pgs
Fees:13.00 Taxes:3052.50
20151221-0127668

This is improved property located at 1710 TEMPLE AVE Nashville TN 37215-3527

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of December, 2015.

James Brandon McDonald

Katrina J. McDonald

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Brandon McDonald and Katrina J. McDonald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018