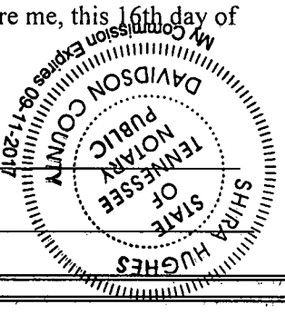
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115960** BILL GARRETT, Davidson County Trans:T20150107651 DEEDWARR Recvd: 12/21/15 14:50 2 pgs Fees:13.00 Taxes:721.50 20151221-0128158	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2015. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Robert M. McDonald and Julia K. McDonald 3429 COBBLE ST Nashville TN 37211-7917	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-12-B-311.00 CO

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, **Vincent Yanda as Personal Representative of the Estate of Courtney B. Yanda** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. McDonald and Julia K. McDonald, 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:

Lot No. 522 on the Plan of Bradford Hills, Section Thirteen of record in Book 7900, Page 661, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complex description.

Being the same property conveyed by Quit Claim Deed from Michael Harrison, unmarried to Courtney Harrison a/k/a Courtney B. Yanda as recorded on the 28th day of February, 2012 in Instrument No. 20120228-0017208 and Warranty Deed from Nicholas Mugavero and wife, Mary Mugavero to Michael Harrison and Wife, Courtney Harrison a/k/a Courtney B. Yanda as recorded on the 3rd day of September, 2003 in Instrument No. 20030903-0127920, in the Register's Office of Davidson County, Tennessee. Courtney B. Yanda having since died on February 22, 2015 having named Vincent Yanda as Personal Representative of the Estate of Courtney B. Yanda. Filed Letters of Administrative in the Seventh Circuit Court of Davidson County Tennessee in probate No. 15P1269.

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 BRADFORD HILLS, SECTION THIRTEEN, as recorded in Plat Book 7900, Page(s) 661 and PUD Boundary Plat recorded in Plat Book 7900, Page 6.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8069, Page 170 and Book 9227, Page 681.

Terms and provisions of by-Laws recorded in Book 8071, Page 531.

Charter of Homeowners' Association recorded in Book 8071, Page 520.

Conveyance of Open Space to Homeowners Association recorded in Book 9779, Page 672.

Easement for Water Main, recorded in Book 8377, Page 769.

Easement for Sanitary Sewer, recorded in Book 8377, Page 808.

This is improved property located at 3429 COBBLE ST Nashville TN 37211-7917

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 16th day of December, 2015.

Estate of Courtney B. Yanda

Vincent Yanda, Personal Representative

By: Vincent Yanda, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent Yanda with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Personal Representative of the Estate of Courtney B. Yanda a/k/a Courtney B. Yanda, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018