BILL GARRETT, Davidson County
Trans:T20160014279 DEEDWARR
Recvd: 02/22/16 10:19 2 pgs
Fees:13.00 Taxes:980.50
20160222-0016475

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William McDonald
627 N 9th Street
Nashville, Tennessee 37206

MORTGAGEE

SEND TAX BILL TO:
Owner

MAP 083
GROUP 06 0
PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paro Holmes LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William McDonald, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled Beaumont Place, of record in Plat Book 332, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

Being the same property conveyed to Paro Holmes, LLC, by Quitclaim Deed from Diane Paro, Trustee of the Diane Paro Revocable Living Trust, dated October 10, 2008, dated November 6, 2015, and recorded in Instrument No. 20151109-0113623 in the Register of Deeds Office in and for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 332, page 38, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 202 Chapel Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William McDonald, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 18th day of February, 2016.

Paro Holmes LLC

Member, President

By: Christian Paro, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christian Paro** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Paro Holmes LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 18th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY