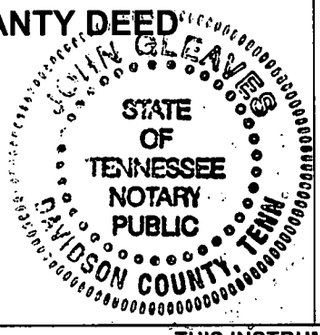
WARRANTY DEED



J-SL-16-719-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina J. Forster	**New Owner**	
(NAME)	(NAME)	**096-16-0-179.00**
719 Ortega Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3903		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCLEOD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA J. FORSTER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 258-B on the Plan of Zone Lot Division of Lot 258, Larchwood, Section 3 of record in Plat Book 6250, Page 297, amending Plat Book 5200, page 540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McLeod Properties, LLC by Warranty deed from Frank C. Batson, Sr., aka Frank Batson, as Co-Trustee and Judy V. Weaver Batson, as Co-Successor Trustee of The Gordon Weaver Family Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated July 20, 1999, of record in Probate File No. 01P239, Probate Court of Davidson County, TN), and Randall Weaver, Harold G. Weaver, Jr. and Judy V. Weaver Batson, individually of record in Instrument No. 20160602-0055690 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 540 and amended Plat Book 6250, Page 297, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6076, Page 69, as amended in Book 6122, Page 482, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 7681, Page 611, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Main of record in Book 7681, Page 617, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 Ortega Rd , Nashville, Tennessee 37214-3903**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160058561 DEEDWARR
Recvd: 07/11/16 09:37 2 pgs
Fees:13.00 Taxes:517.63


20160711-0070439

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

McLeod Properties LLC

BY: _____
Sean Lewis, Member

BY: _____
Terry Sanderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a Member of McLeod Properties LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY SANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a Member of McLeod Properties LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212