WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010761 DEEDWARR
Recvd: 02/06/17 11:08 2 pgs
Fees:13.00 Taxes:333.00
20170206-0012249

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. McDonald, Jr.	Robert L. McDonald, Jr.	107-14-0-A-025.00 CO
(NAME)	(NAME)	
1286 Massman Drive	1286 Massman Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Nathan Stoneman, an unmarried individual,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. McDonald, Jr., unmarried,** 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:

Land in Davidson County, Tennessee, being all of Unit No. 25 on the Plan of Copperfield Terrace, as of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Nathan Stoneman, an unmarried individual, by Warranty Deed from Michelle L. Schreiber, unmarried, dated September 5, 2014, of record in Instrument No. 20140911-0083289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6250, page 50; Master Deed of record in Book 6326, page 790; Articles of Incorporation/ Charter of record in Book 7872, page 33; All of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1286 Massman Drive, Nashville, TN 37217

(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 this 27th day of January, 2017.

Nathan Stoneman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nathan Stoneman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 27th day of January, 2017.

Notary Public
My Commission Expires: _____

File No.: 24619

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019