File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170031925 DEEDWARR
Recvd: 04/17/17 14:22 8 pgs
Fees:43.00 Taxes:4995.00
20170417-0037057

W & I Ref: (DM) Title No.: 58870

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
June House, Trustee of The Ellendale Trust u/a/d 4/4/17 414 Ellendale Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11611001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emmie J. McDonald, individually and Hunter McDonald, III, Co-Trustee and John David Barry, Co-Trustee of The McDonald Family Trust, Clara Bass, Emmie McDonald, Cornelia McDonald Granbery, Emmie Keith McDonald Barry, Clara McDonald Milligan, Hunter McDonald III, Patricia McDonald, Rob McDonald, Donald McDonald, Bill Haggard and Edward Haggard** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **June House, Trustee of The Ellendale Trust u/a/d 4/4/17,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain lot in the 7th (formerly 11th) Civil District of said County, being Lot No. 6 of Block D in the subdivision of the Thomas M. Malone and Ellen Fall Malone Land, according to an unregistered plan made by W. B. Southgate entitled "subdivision of the Malone property" said subdivision being generally known as Honeywood Subdivision, as supplemented by a survey by Paul G. Weatherford, Tennessee Registered Land Surveyor No. 1941, dated April 5, 2017.

Said Lot No. 6 of Block D is more particularly described as follows: Beginning at a point in Ellendale Avenue, as shown on said plan, 200 feet (200.26 feet survey) from the northwest corner of Lot No. 4 in said Block D heretofore sold to Annie Mclean Oliver, by deed of Thomas M. Malone, et al, recorded in Register's Office for Davidson County, TN (to which reference is made): running thence northwardly with the east margin of Ellendale Avenue, 200 feet (200.40 feet survey) to the southwest corner of Lot No. 7, as shown on said plan, thence eastwardly 225 feet (274.70 survey); thence southwardly 200 feet (200.40 survey); thence westwardly 225 feet (274.70 survey) to the point of beginning.

Together with the southwesterly 50 feet at the rear of a second property conveyed to Hunter McDonald, Jr. and wife, Clara Gilliland McDonald by Deed dated September 1, 1935, of record in Book 980, page 258, Register's Office for Davidson County, Tennessee, which was omitted from a subsequent transfer of the second property from Hunter McDonald, Jr. and wife, Clara Gilliland McDonald to John R. Burch and wife, Mary Elizabeth N. Burch by deed dated June 22, 1969, of record in Book 4349, page 926, said Register's Office, and was therefore retained by Hunter McDonald, Jr. and wife, Clara Gilliland McDonald.

Being the same property conveyed to Hunter McDonald Jr., and wife, Emmie Jackson McDonald, by Warranty Deed from Hunter McDonald Jr., Executor under the will of Hunter McDonald, dated July 25, 1989 and recorded on July 25, 1989, of record in Book 7896, page 812, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 23, 1993, recorded June 24, 1993, of record in Book 8992, page 904, said Register's Office, subject property was conveyed to Hunter McDonald, Jr., and wife, Emmie Jackson McDonald, as tenants in common. The said Hunter McDonald Jr. has since died. The Last Will and Testament of Hunter McDonald, Jr., of record in Docket No. 16P1780, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Inst. NO. 20161110-0119084, said Register's Office (for muniment of title), established the McDonald Family Trust and named Hunter McDonald III and John David Barry as Co-Trustees under said trust. And being part of the same property conveyed to Hunter McDonald, Jr., and wife, Clara Gilliland McDonald, by Deed from Thomas H. Malone and wife, Mary Cornelia Malone, Charles C. Trabue and wife, Julia Malone Trabue, Edward F. Malone and wife, Fate H. Malone, dated September 1, 1935, of record in Book 980, page 258, said Register's Office. Clara Gilliland

McDonald subsequently died, leaving Hunter McDonald, Jr, later known as Hunter McDonald, as surviving tenant by the entireties. Hunter McDonald died in 1989. His will was probated and his son, Hunter McDonald, Jr. was named as executor. Hunter McDonald, Jr. died in 2016. Because the executor of the Estate of Hunter McDonald is deceased, the following, established as the heirs-at-law of Hunter McDonald by Affidavit of Heirship To Establish Title to Real Property, of record in Inst. No. 20170417-0037056 Register's Office for Davidson County, Tennessee, join in execution of this instrument to convey that part of the subject property which is still titled in the name of Hunter McDonald, Jr.: Clara Bass, Emmie McDonald, Cornelia McDonald Granbery, Emmie Keith McDonald Barry, Clara McDonald Milligan, Hunter McDonald III, Patricia McDonald, Rob McDonald, Donald McDonald, Bill Haggard and Edward Haggard. Heir-at-law Emmie McDonald is one and the same person as Emmie J. McDonald.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; Easement for sanitary sewer to the City of Belle Meade of record in Book 5808, page 631, said Register's Office.

This instrument is executed on behalf of Emmie J McDonald by Cornelia McDonald Granbery pursuant to a Power of Attorney executed by her on the 5th day of December, 2014, of record in Instrument No. 20161219-0132930, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 414 Ellendale Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 2017

Emmie J. McDonald by Cornelia McDonald Granbery Attorney in fact

Emmie J. McDonald
By: Cornelia McDonald Granbery, Attorney-in-Fact

Hunter McDonald III, Co-Trustee of the McDonald Family Trust

Hunter McDonald, III

John David Barry, Co-Trustee of the McDonald Family Trust

State of Tennessee

County of _____

On this _____ day of April, 2017, before me the undersigned authority, personally appeared **John David Barry, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

McDonald subsequently died, leaving Hunter McDonald, Jr, later known as Hunter McDonald, as surviving tenant by the entireties. Hunter McDonald died in 1989. His will was probated and his son, Hunter McDonald, Jr. was named as executor. Hunter McDonald, Jr. died in 2016. Because the executor of the Estate of Hunter McDonald is deceased, the following, established as the heirs-at-law of Hunter McDonald by Affidavit of Heirship To Establish Title to Real Property, of record in Inst. No. _____, Register's Office for Davidson County, Tennessee, join in execution of this instrument to convey that part of the subject property which is still titled in the name of Hunter McDonald, Jr.: Clara Bass, Emmie McDonald, Cornelia McDonald Granbery, Emmie Keith McDonald Barry, Clara McDonald Milligan, Hunter McDonald III, Patricia McDonald, Rob McDonald, Donald McDonald, Bill Haggard and Edward Haggard. Heir-at-law Emmie McDonald is one and the same person as Emmie J. McDonald.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; Easement for sanitary sewer to the City of Belle Meade of record in Book 5808, page 631, said Register's Office.

This instrument is executed on behalf of Emmie J McDonald by Cornelia McDonald Granbery pursuant to a Power of Attorney executed by her on the 5th day of December, 2014, of record in Instrument No. 20161219-0132930, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 414 Ellendale Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of April, 2017

Emmie J. McDonald
By: Cornelia McDonald Granbery, Attorney-in-Fact

Hunter McDonald III, Co-Trustee of the McDonald Family Trust

Hunter McDonald, III

John David Barry, Co-Trustee of the McDonald Family Trust

State of Tennessee

County of HAMILTON

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **John David Barry, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 6/6/2017

KATHY BURKE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

State of Tennessee

County of Davidson

On this 12th day of April, 2017, before me the undersigned authority, personally appeared **Hunter McDonald III, Co-Trustee,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this 12th day of April, 2017, before me the undersigned authority, personally appeared **Hunter McDonald, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Cornelia McDonald Granbery** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Emmie J McDonald** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 7th 11th day of April, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Cornelia McDonald Granbery

Cornelia McDonald Granbery

State of Tennessee

County of Davidson

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Cornelia McDonald Granbery,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Clara Bass

Clara Bass

State of Tennessee

County of Davidson

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Clara Bass,** the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Emmie Keith McDonald Barry

State of Tennessee

County of _____

On this _____ day of April, 2017, before me the undersigned authority, personally appeared **Emmie Keith McDonald Barry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

Clara McDonald Milligan

Clara McDonald Milligan

State of Tennessee

County of Davidson

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Clara McDonald Milligan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Debbie Mann
Notary

My Commission Expires: _____

Patricia McDonald

Patricia McDonald

State of Tennessee

County of Davidson

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Patricia McDonald**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Debbie Mann
Notary

My Commission Expires: _____

Rob McDonald

Rob McDonald

State of Tennessee

County of Davidson

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Rob McDonald**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Debbie Mann
Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Emmie Keith McDonald Barry

Emmie Keith McDonald Barry

State of Tennessee

County of Hamilton

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Emmie Keith McDonald Barry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Kathy Burke

Notary

KATHY BURKE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: 6/6/2017

_____

Clara McDonald Milligan

State of Tennessee

County of _____

On this _____ day of April, 2017, before me the undersigned authority, personally appeared **Clara McDonald Milligan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____

Notary

My Commission Expires: _____

_____

Patricia McDonald

State of Tennessee

County of _____

On this _____ day of April, 2017, before me the undersigned authority, personally appeared **Patricia McDonald**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____

Notary

My Commission Expires: _____

_____

Rob McDonald

State of Tennessee

County of _____

On this _____ day of April, 2017, before me the undersigned authority, personally appeared **Rob McDonald**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____

Notary

My Commission Expires: _____

Donald McDonald

State of Tennessee

County of Davidson

On this 12th day of April, 2017, before me the undersigned authority, personally appeared **Donald McDonald**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Bill Haggard

State of Tennessee

County of Davidson

On this 11th day of April, 2017, before me the undersigned authority, personally appeared **Bill Haggard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Edward Haggard

State of Tennessee

County of Davidson

On this 13 day of April, 2017, before me the undersigned authority, personally appeared **Edward Haggard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,350,000.00.

Affiant

Sworn and subscribed before me this 7th day of April, 2017.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

EXHIBIT "A"
To
Warranty Deed

FROM: Emmie J McDonald, Hunter McDonald III, Co-Trustee, and John David Barry, Co-Trustee

TO: June House, Trustee of The Ellendale Trust u/a/d 4/4/17

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Cornelia McDonald Granbery

Cornelia McDonald Granbery, Affiant

Sworn to and subscribed before me this 7th day of April, 2017.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018