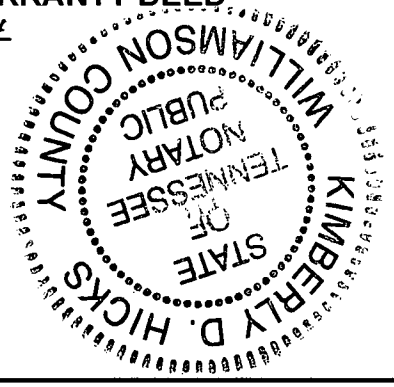
RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

File # 01288-38654



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard M. Favinger	New Owner	119-11-0 005.00
(NAME)	(NAME)	
2625 Mashburn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170061832 DEEDWARR
Recvd: 07/19/17 14:55 2 pgs
Fees:13.00 Taxes:536.50
20170719-0072876

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 considerations, the receipt of which is hereby acknowledged, we, **William F. McDonald and Zanna M. McDonald**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Leonard M. Favinger, a married man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot No. 15 on the Map of Laurel Acres, as of record in Book 2133, Page 48, Register's Office for said county. Said Lot No. 15 fronts 105 feet on the west side of Mashburn Road and runs back between lines, 253.3 feet on the north line and 232 feet on the south line, to a dead line on the rear on which it measures 55 feet.

Being the same property conveyed to William F. McDonald and wife, Zanna M. McDonald by Warranty Deed from Zanna M. McDonald (formerly Zanna M. Galbreath), dated 02/20/1980, recorded 02/22/1980, of record in Book 5568, Page 662, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 2133, Page 48, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 2150, Page 53, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2625 Mashburn Road, Nashville, TN 37210

(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 14th day of July, 2017.

William F. McDonald

Zanna M. McDonald

State of Tennessee
County of Williamson

Personally appeared before me William F. McDonald and Zanna M. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2017.

Notary Public

My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON