Bill Garrett Davidson County
Batch# 16273 DEEDWARR
10/20/2017 04:06:30 PM 2 pgs
Fees: $13.00 Taxes: $6,641.50
20171020-0107907

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of October, 2017, by and between Brian O'Shaughnessy and Kristina O'Shaughnessy, husband and wife, party of the first part, and John M. McDonald, Trustee of The AP North Shore Trust, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Re-Subdivision of Lot 3, 2002 Tyne and Lot 2, Re-Subdivision of the Lewis Frazer Property of record in Plat Book 11190, Page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Brian O'Shaughnessy and Kristina O'Shaughnessy by virtue of that certain Warranty Deed dated February 25, 2011, and being of record at Instrument No. 20110301-0016538 in the Register's Office of Davidson County, Tennessee.

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 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, except for year 2017 Davidson County real property taxes, being a lien due and payable but not yet delinuqent and restrictions of record at Plat Book 11190, Page 6, Plat Book 6900, Page 298, and Book 7314, Page 704 in said Register's Office, Tennessee; 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 assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brian O'Shaughnessy

Kristina O'Shaughnessy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brian O'Shaughnessy and Kristina O'Shaughnessy, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of October, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: John M. McDonald, Trustee of The AP North Shore Trust
2016 Sunset Hills Terrace
Nashville, TN 37215

Tax Parcel No 145 00 0 12700

Property Address: 2016 Sunset Hills Terrace
Nashville, TN 37215

MAIL TAX
BILLS TO: Owner
2016 Sunset Hills Terrace
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,795,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John M. McDonald, Trustee
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of October, 2017.

Notary Public

My Commission Expires: BAR GREGORY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-23-2019