Bill Garrett Davidson County
Batch# 40059 DEEDWARR
12/21/2017 06:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20171221-0129807

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle Marian Robinson	Shelter Mortgage Company, LLC	172-12-B-311.00-CO
(NAME)	(NAME)	
3429 Cobble Street	4301 Hillsboro Pike, Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, **Robert M. McDonald and Julia K. McDonald, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Danielle Marian Robinson, an unmarried woman** , hereinafter called the GRANTEE(S), 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 522 on the Plan of Section Thirteen, Bradford Hills, of record in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert M. McDonald and Julia K. McDonald, husband and wife by Warranty Deed from Vincent Yanda as Personal Representative of the Estate of Courtney B. Yanda, dated December 16, 2015 and recorded December 21, 2015 of record in Instrument Number 20151221-0128158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 7900, Page 661 and Plat Book 7900, Page 6, (2) Covenants, conditions, easements and restrictions recorded, as Book 8069, Page 170 and Book 9227, Page 681, (3) Easement recorded in Book 8377, Page 769 and Book 8377, Page 808, (4) By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, Page 531, (5) Charter and Articles of Incorporation of Bradford Hills Homeowners' Association, Inc., recorded in Book 8071, Page 520, (6) Quitclaim Deed to Bradford Hills Homeowners' Association, Inc., recorded in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office of Davidson County, Tennessee.

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 3429 Cobble Street, Nashville, TN 37211

File No.: 01288-40646
SMG TN Warranty Deed

(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), 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), 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 18 day of November, 2017.

R. M. McDonald
Robert M. McDonald

Julia McDonald
Julia K. McDonald

STATE OF IN

COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. McDonald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of November, 2017.

Notary Public
My Commission Expires: 5/12/2023

ALVIN SCHNAUTZ
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES MAY 12, 2023

STATE OF IN

COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia K. McDonald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of November, 2017.

Notary Public
My Commission Expires: 5/12/2023

ALVIN SCHNAUTZ
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES MAY 12, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

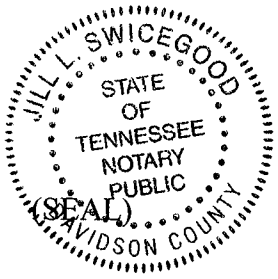
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018

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