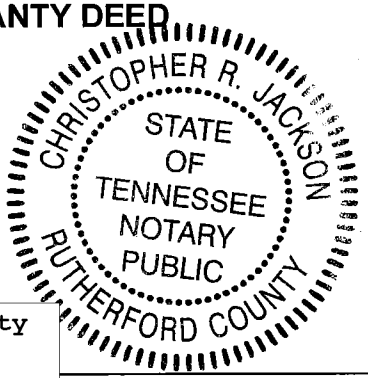
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: February 10, 2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 826643 DEEDWARR
03/23/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,602.03
20220323-0033121

THIS INSTRUMENT WAS PREPARED BY
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
Haverford Road, LLC	Haverford Road, LLC	115-16-0-079.00
(NAME)	(NAME)	
142 Haverford Drive	3310 West End Ave, Ste 420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	
(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, I/we **Roy L. McDonald, unmarried, hereinafter** called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Haverford Road, LLC, an Alabama limited liability company,** hereinafter called the GRANTEE(S), his/her/their 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. 12, on the Plan of WEST MEADE FARMS, SECTION 3, of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Roy L. McDonald and wife, Mildred F. McDonald by Warranty Deed dated 06/02/1960 from Inez L. Rayman, widow, and Thelma Tanksley, unmarried of record in Book 3074, Page 211, Register's Office for Davidson County, Tennessee. Mildred F. McDonald died on September 6, 2017 leaving Roy L. McDonald as the sole surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat Book 1835, Page 4, Register's Office for 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 ☒ 142 Haverford Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1567816
Warranty Deed TN

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/her/their 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/her/their 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.

Effective the 14th day of March, 2022.

Roy L. McDonald by R. Shannon McDonald, Attorney-in-Fact

Roy L. McDonald by R. Shannon McDonald, as his
Attorney-in-Fact

State of Tennessee
County of Williamson

On this 14th day of March, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared R. Shannon McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Roy L. McDonald, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 202203230033120, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of March, 2022.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 10, 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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 14, 2022

Affiant Signature

March 14, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14th day of March, 2022.

Notary Public

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES

My Commission Expires: 1-19-2025

900