WARRANTY DEED

BOX 50-B

~~PREPARED BY~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-14-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/18/01 15:12 2pgs
Fees:13.00 Taxes:532.80
20011218-0139680

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony MacDonald	AmSouth Bank	Map 63
(NAME)	(NAME)	
1408 Aaronwood Drive	2050 Parkway Office Circle	Group 16-B
(ADDRESS)	(ADDRESS)	Parcel 207
Old Hickory, TN 37138	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert V. Donat and Wife, Dana D. Donat ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony MacDonald and Tammy MacDonald ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 289 on the Plan of HAMPTON PARK, A PLANNED UNIT DEVELOPMENT, as of record in Plat Book 6900, Page 405, AMENDED IN plat Book 6900, pages 550 through 552, corrected in Book 7462, page 445, Surveyor's Certificate of Correction in Book 8110, page 401 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert V. Donat and Wife, Dana D. Donat by deed from William E. Hedden, Jr. and wife Rhonda K. Hedden of record in Deed Book 10949, page 840, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7451, page 735; Book 8336, page 393, Register's Office of said County.

Easement for Public Utilities as shown of record in Deed Book 8671, Page 61, Register's Office for said County.

Dedication of open space and flood plain to Homeowner's Association of record in Book 8207, Page 276, Register's Office for said County.

Charter for Homeowner's Association of record in Book 8517, Page 762, and Amended in Book 8833, Page 216, Register's Office for said County.

Plat sets out said property is subject to HOA.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1408 Aaronwood Drive, Old Hickory, TN 37138

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this.

Robert V. Donat

Dana D. Donat

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 Robert V. Donat and Wife, Dana D. Donat the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of December, 2001

My Commission Expires: 3/23/02

Notary Public

WILSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
TRACEY PLUMPHOUS

File Number2111494

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122