RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/30/02 15:23 2pgs
Fees:13.00 Taxes:183.15
20020130-0013350

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

Subscribed and sworn to before me this 25th DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

L-MEC-2001-1045

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES ROOT, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Donelson	David A. Donelson	
1145 Hickory Hollow Road (ADDRESS)	810 Bellevue Road (ADDRESS)	127-12-26
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE O'DWYER FAMILY REVOCABLE LIVING TRUST, DATED 10/13/2000, by JAMES P. O'DWYER AND JOANN MARTHA GAREY O'DWYER, CO-TRUSTEES, nereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID A. DONELSON, married, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 27 on the Map of Bellevue Manor, as of record in Plat Book 3600, pages 32 and 33, Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to The O'Dwyer Family Revocable Living Trust, dated October 13, 2000, James P. O'Dwyer and JoAnn Martha Garey O'Dwyer, Co-Trustees, by deed as shown of record in Instrument No. 20010718-0076176, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 3672, page 507; Book 3925, page 64; Book 5645, page 235 and Plat Book 3600, pages 32 and 33, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1145 Hickory Hollow Road, Nashville, Tennessee 37221
(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 his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 25th day of January, 2002.

THE O'DWYER FAMILY REVOCABLE LIVING TRUST

BY: James P. O'Dwyer
James P. O'Dwyer, Co-Trustee

BY: JoAnn Martha Garey O'Dwyer
JoAnn Martha Garey O'Dwyer, Co-Trustee

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Charlotte

Personally appeared before me, , a Notary Public in and for said County and State, the within named James P. O'Dwyer and JoAnn Martha Garey O'Dwyer, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they as* executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2002.

My Commission Expires: 3-22-2002

ALYSON R. BURCH
MY COMMISSION # CC 726258
EXPIRES: March 22, 2002
Bonded Thru Notary Public Underwriters

Notary Public

*Co-Trustees of the O'Dwyer Family Revocable Living Trust dated 10/13/2000

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 25th day of January, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138