File No. 250701111

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 11:10 2 pgs
Fees:13.00 Taxes:636.40
20050913-0109860

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~March 26, 2006~~. 8/20/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious
Southern Title Services,, LLC
1535 West Northfield Blvd., Ste. 15
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. F. Homes, LLC	T. F. Homes, LLC	150/10.00
(NAME) 2572 Murfreesboro Rd	(NAME) Same	150-03-0/485.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	15003-0/014.00
(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, WE, **Ronnie Louis Donegan, Angela Jean Donegan* and Rebecca Ann Donegan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T. F. Homes, LLC**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(*n/k/a Angela Jean Donegan Grubbs)

A tract of land located in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Anderson Road, at the northeast corner of a tract of land conveyed to Odell Robertson and wife, Tiny Bell Robertson, by deed from John L. Robertson and wife, Lula C. Robertson, of record in Book 2248, Page 455, Register's Office for said county; thence with the northern boundary line of said Odell Robertson's property, westwardly 100 feet to a point, said point being the northwest corner of Odell Robertson's property; thence with the western boundary line of Odell Robertson's property, southwardly 100 feet to a point on the northern boundary line of a tract of land conveyed to Henry Johnson and wife, by deed from W. J. Johnson and wife, of record in Book 1757, Page 5, Register's Office for said County; thence westwardly with the northern boundary line of said Henry Johnson's property, 873 ½ feet to Henry Johnson's northwester corner, said point being in the eastern boundary line of a tract of land conveyed to Alex Jones; thence with Jones' eastern boundary line, northwardly 1234.75 feet to a point in the southern boundary line of a tract of land conveyed to King; thence with King's southern boundary line, eastwardly 973 ½ feet to a point; thence southwardly to a point on the westerly margin of said Anderson Road, continuing with the westerly margin of said Road, in all 1134.75 feet, more or less, to the beginning, containing 25 acres, more or less.

Being the same property conveyed to Edward L. Donegan and wife, Allie Lannom Donegan by Installment Deed dated March 15, 1954, of record in Book 2271, Page 408, Register's Office for Davidson County, Tennessee. The said Edward L. Donegan died on 5/14/02 leaving Allie Lannom Donegan the sole surviving tenant by the entirety. Allie Lannom Donegan died testate on 3/24/05, leaving a portion of subject property to Ronnie Louis Donegan, individually, with instructions for the remaining property to be sold and the net proceeds divided to Ronnie Louis Donegan, individually, as to a one-half (½) undivided interest, Angela Jean Donegan, individually, as to a one-fourth (¼) undivided interest and Rebecca Ann Donegan individually, as to one-fourth (¼) undivided interest, as evidenced by the Last Will and Testament of Allie Lee Donegan, Case No. 05P566, Probate Division, Circuit Court Clerk for Davidson County, Tennessee. The said Angela Jean Donegan is one and the same person as Angela Jean Donegan Grubbs.
NOTE: Executor's Quitclaim Deeds of record in Instrument No. 20050607-0064943 and in Instrument No. 20050607-0064945, said Register's Office, attempted to convey said property to Ronnie Louis Donegan, individually, however, the Last Will and Testament of Allie Lee Donegan did not include real property as part of the estate file, and the Executor under said Last Will and Testament did not have the authority to convey said property. A Warranty Deed should be obtained from Ronnie Louis Dongean, individually, Angela Jean Donegan, individually and Rebecca Ann Donegan, individually.

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 3316 Anderson Road, Antioch, TN 37013
(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), THEIR 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, 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), 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 9th day of September, 2005.

Rebecca Ann Donegan

Rebecca Ann Donegan

Ronnie Louis Donegan

Ronnie Louis Donegan,

Angela Jean Donegan

Angela Jean Donegan,

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ronnie Louis Donegan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of September, 2005.

Commission expires: March 25, 2006

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Melinda M. Brooks Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rebecca Ann Donegan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of September, 2005.

Commission expires: March 25, 2006

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Melinda M. Brooks Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Angela Jean Donegan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of September, 2005.

Commission expires: March 25, 2006

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Melinda M. Brooks Notary Public

File Number: 250701111

RETURN TO:

Southern Title Services, LLC
1535 W. Northfield Blvd., Ste. 15
Murfreesboro, TN 37129