WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Howard Keiper	First Horizon Home Loan	142-8-B-64CO
(NAME)	(NAME)	
1008 Pebble Brook	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irving TX 75063	
(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, Cara Donahue and Dave Donahue wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Howard Keiper, a single person, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 64, Phase III, Coronada Town Home Condominiums, a Horizontal Property Regime, located in Davidson County, Tennesse, as shown on the plat of Phase III, Coronada Town Home Condominiums, recorded in Plat Book 5200, page 67, said Register's Office, and described in Master Deed of record in Book 4901, page 579, as amended in Book 5202, page 329, and Book 5306, page 241, and By-Laws of record in Book 4901, page 702, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cara Donahue and Dave Donahue wife and husband by Deed from Doug Kennedy, an unmarried man dated January 19, 2005 of record in Instrument No. 20050119-0006672, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1008 Pebble Brook, Nashville, TN 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 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 our hands this 31st day of July, 2006.

Cara Donahue

Cara Donahue

Dave Donahue

Davidson County DEEDWARR
Recvd: 08/03/06 14:44 2 pgs
Fees:13.00 Taxes:684.50

20060803-0095017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Cara Donahue and Dave Donahue wife and husband** with whom I am personally acquainted, and who, upon oath, acknowledged THEMSELVES to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2006.

Commission expires:

Justin Tatum Notary Public

