Davidson County DEEDWARR
Recvd: 10/18/06 09:50 2 pgs
Fees:13.00 Taxes:473.60

20061018-0129134

WARRANTY DEED

ET-06-0565

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura Campbell	Pinnacle National Bank	
4712 Kalamath Drive	(NAME) 7040 Carothers Parkway	64-12-47.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN D. DONALDSON, TRUSTEE, AND NANCY G. DONALDSON, TRUSTEE AND THEIR SUCCESSORS IN TRUST, OF THE JOHN D. DONALDSON REVOCABLE LIVING TRUST AND THE NANCY G. DONALDSON REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA CAMPBELL, AN UNMARRIED WOMAN, AND NICHOLAS MARCH, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 345 ON THE PLAN OF SHERWOOD FOREST, SECTION FOUR, AS OF RECORD IN PLAT BOOK 4460, PAGES 182-183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. DONALDSON, TRUSTEE AND NANCY G. DONALDSON, TRUSTEE AND THEIR SUCCESSORS IN TRUST, OF THE JOHN D. DONALDSON REVOCABLE LIVING TRUST AND THE NANCY G. DONALDSON REVOCABLE LIVING TRUST BY QUITCLAIM DEED FROM NANCY DONALDSON RECORDED MARCH 30, 2005 IN INSTRUMENT NO. 20050330-0034200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHERWOOD FOREST, as recorded in Plat Book 4460, Page(s) 182 and 183.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 4712 Kalamath Drive, Old Hickory, Tennessee 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 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 13th day of October, 2006.

John D. Donaldson, Trustee

Nancy G. Donaldson, Trustee by John D. Donaldson, Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 13th day of October, 2006, before me personally appeared John D. Donaldson, Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy G. Donaldson, Trustee and their successors in trust, of The John D. Donaldson Revocable Living Trust and The Nancy G. Donaldson Revocable Living Trust and who acknowledged he/she/they executed the same as the free act and deed of the said Nancy G. Donaldson, Trustee and their successors in trust, of The John D. Donaldson Revocable Living Trust and The Nancy G. Donaldson Revocable Living Trust, pursuant to POA of record @ Inst. # 20061018 0129133, R.O.D.C.TN.

Witness my hand and official seal, this the 13th day of October, 2006.

Dustin C. Dunn

Notary Public

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My Commission Expires: 6-30-10

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

On this the 13th day of October, 2006, before me personally appeared John D. Donaldson, Trustee , of The John D. Donaldson Revocable Living Trust and The Nancy G. Donaldson Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of October, 2006.

Dustin C. Dunn

Notary Public

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My Commission Expires: 6-30-10

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520