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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26828-07-2007** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $252,500.00.<br>Affiant<br>Subscribed and sworn to before me this 27th day of July, 2007.<br>Notary Public<br>My Commission Expires: 5/24/08 |

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Dawn Anita Hofwolt Donovan and<br>Timothy D. Donovan,<br>7424 Kreitner Road<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>same as new owner | **Tax Information:**<br>Map and Parcel No.:<br>155080E074:00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacqueline B. Boring Jarratt**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dawn Anita Hofwolt Donovan and husband Timothy D. Donovan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7424 Kreitner Road, Nashville, TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Robert Jarratt joins in this conveyance to convey any and all marital interest he may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of July, 2007.

Jacqueline B. Boring Jarratt

Jacqueline B. Boring Jarratt

Robert Jarratt

Robert Jarratt

Davidson County DEEDWARR
Recvd: 11/07/07 10:47 2 pgs
Fees:13.00 Taxes:934.25

20071107-0131355

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jacqueline B. Boring Jarratt and Robert Jarratt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 26, 2009
STATE OF TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Resubdivision of Bellevue Highlands Phase 2 as of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jacqueline B. Boring, unmarried by deed dated August 22, 2003 from The Jones Company of Tennessee, LLC of record in Instrument No. 20030827-0124316, Register's Office for Davidson County, Tennessee. Jacqueline B. Boring now being known as Jacqueline B. Boring Jarratt.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Bellevue Highlands, of record in Book 11592, page 670, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Bellevue Highlands Homeowners Association, Inc. of record in Instrument No. 20020506-0054929, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 955, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 11509, page 615, Register's Office for Davidson County, Tennessee.