BILL GARRETT, Davidson County
Trans:T20090031371 DEEDWARR
Recvd: 05/12/09 11:41 2 pgs
Fees:13.00 Taxes:436.60

20090512-0043621

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF MAY, 2009.**

Notary Public

MY COMMISSION EXPIRES: .
My Commission Expires July 6, 2010

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

**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 |
|---|---|---|
| **David H. Sierra** | SAME | **119-6-36** |
| (NAME) | (NAME) | |
| **98 Jay Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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 David Donahue, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David H. Sierra**, 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:

Land in Davidson County, Tennessee, BEING a part of a tract marked "A.J. Wyatt" on the Plan of Sterling Heights Subdivision, Section II of record in Book 1424, Page 104, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the north margin of Jay Street, 76 feet east of the easterly margin of Miller Street; thence northerly 150 feet to a point which is 77.5 feet east of the easterly margin of Miller Street; thence easterly 76 feet to an iron pin in the west lien of Lot No. 1 of Sterling Heights, Section II; thence with the margin of the same, southerly 150 feet to the north margin o f Jay Street; thence with the margin of the same westerly 76 feet to the beginning.

Being the same property conveyed to Cara Donahue and David Donahue, wife and husband by deed dated July 31, 2006 from Barbara A. Oliver, a single person of record in Instr ument No. 20060810-0098824, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **98 Jay Street, Nashville, TN 37211**
(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 **6th day of May, 2009**.

Cara Donahue by Phillip Haynes

**Cara Donahue**
By: Phillip Haynes, Attorney-in-Fact

David Donahue by Phillip Haynes

**David Donahue**
By: Phillip Haynes, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **PHILLIP HAYNES** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney -In-Fact, by Power of Attorney on behalf of **Cara Donahue, and David Donahue**, wife and husband, and to be person who executed the foregoing instrum ent for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 6th day of May, 2009.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public