THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30254-09-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $652,000.00. Roxanna A. Devlin Affiant Subscribed and sworn to before me this 14th day of October, 2011. Dianne L. Gregory Notary Public My Commission Expires: 3-3-2014

DIANNE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Roxanna A. Devlin 21 Bosley Oaks Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 104 140 G 02300CO

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, **Leslie A. Donahue and wife, Blevin M. Donahue**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roxanna A. Devlin** ("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 21 Bosley Oaks, Nashville, TN 37205

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.

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 14th day of October, 2011.

Leslie A. Donahue
by Whit Clark, atty-in-fact
Leslie A. Donahue
BY: Whit Clark, Attorney-In-Fact

Blevin M. Donahue
by Whit Clark, atty-in-fact
Blevin M. Donahue
BY: Whit Clark, Attorney-In-Fact

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Whit Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Leslie A. Donahue and Blevin M. Donahue** and is authorized by the said **Leslie A. Donahue and Blevin M. Donahue** to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of October, 2011.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires FEB. 19, 2013

BILL GARRETT, Davidson County
Trans:T20110064660 DEEDWARR
Recvd: 10/17/11 10:42 2 pgs
Fees:13.00 Taxes:2412.40

20111017-0080413

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of (Revised) Whitworth Phase 01 as of record in Plat Book 7900, pages 140 thru 144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Leslie A. Donahue and wife, Blevin M. Donahue, by deed dated July 26, 2006 from Kathryn J. Collier and husband, Dale D. Collier, of record in Instrument No. 20060829-0106355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, 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).
2. Amended By-Laws of Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.