WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120056857 DEEDWARR
Recvd: 08/02/12 08:33 2 pgs
Fees:13.00 Taxes:222.00
20120802-0068210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/3/2012

GINA R. KRAATZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNNY D. DONNELL	SAME	MAP 93-08 PARCEL 59
(NAME)	(NAME)	
1009 Davidson St		
(ADDRESS)	(ADDRESS)	
Nashville TN 37213		
(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, I, **W. D. DONNELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNY D. DONNELL**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 10 on the Map of Shelby Heights Subdivision, Section II, of record in Book 2854, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 borders 30 feet on the southerly margin of Ozark Street and 84.05 feet on the northerly margin of Davidson Street, and extends between the two, 161.7 feet on the easterly line and 176.5 feet, more or less, on the westerly line.

Being the same property conveyed to W. D. Donnell and wife, Irma J. Donnell by deed of record in Book 3032, page 389, Register's Office for Davidson County, Tennessee; the said Irma J. Donnell having since died on3/16/2011 , the property vests in W. D. Donnell as surviving tenant by the entirety.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination or title insurance.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 1009 Davidson Street, Nashville, TN 37213
(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 my hand this 31 day of July, 2012.

W. D. Donnell SR
W. D. DONNELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, W. D. DONNELL, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2012.

Commission expires: 9/3/2012

Notary Public

GINA R. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY