WARRANTY DEED 17764

Davidson County DEEDWARR
Recvd: 09/07/12 14:44 3 pgs
Fees:18.00 Taxes:268.25
20120907-0081425

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,500.00**

Brenda Joyce Gambill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF SEPTEMBER, 2012.**

Notary Public

MY COMMISSION EXPIRES: Jun 6, 2015

(AFFIX SEAL)

GARY B. FISHER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Joyce Gambill	**OWNER**	**173-00-0-040.00**
(NAME)	(NAME)	
246 Hollandale Road		
(ADDRESS)	(ADDRESS)	
Lavergne, TN 37086		
(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, **George Michael Donegan and James Brian Donegan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda Joyce Gambill**, 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:

A Tract of land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, being a part of the H.H. Stone Lands, and being designated as Tract No. 2 on a survey made November 28, 1947, by John D. Kerry, Surveyor, and described according to said survey as follows:
Beginning at a point in the center line of Old Hickory Boulevard, at the most southerly corner of Tract No. 2 and the southeast corner of Tract 4-B, in the original south line of the Stone land; thence leaving said Boulevard North 3° East 51.6 poles to a post; thence north 87° West 44 poles to the center line of Old Hickory Boulevard; thence with the center line of said Boulevard, South 33° East 16 poles to the corner of Tracts 4-A and 4-B and continuing with the center line of said road, along the line between Tracts 2 and 4-B, South 41° East 8 poles, South 53 1/2° East 8 poles, South 56° East 8 poles, South 46° East 8 poles, South 22° East 8 poles, South 18 ½ ° East 8 poles, South 23° East 4.8 poles to the beginning, containing 6.6 acres, more or less.

Included in the above description but excluded therefrom is the .6 acres more or less conveyed to Viola Mae Helton recorded as Book 2993, Page 631, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J.B. Donegan and Fay Jean Donegan by deed of record in Book 1637, Page 409, Register's Office for Davidson County, Tennessee. J.B. Donegan predeceased Fay Jean Donegan. Fay Jean Donegan devised the property to George Michael Donegan, Brenda Joyce Gambill, James Brian Donegan and Derek Michael Whitaker. Reference Davidson County Probate No. 10P686 and Heirship Affidavit recorded as Instrument No. 20120404-0028644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **14566 Old Hickory Blvd, Antioch, TN 37013**

(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

GARY B. FISHER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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/our hand(s)** this **7th day of September, 2012**.

George Michael Donegan

James Brian Donegan

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named George Michael Donegan and James Brian Donegan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 7th day of September, 2012.

Commission expires:

4-18-15

Notary Public

GARY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY