NEW OWNER:

DAVID PATRICK DONLON
754 BROWNLEE DRIVE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0962

Map and Parcel 11508000900

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120099803 DEEDWARR
Recvd: 12/31/12 08:22 3 pgs
Fees:18.00 Taxes:1110.00
20121231-0120355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK J. DONLON and wife, ELLEN S. DONLON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID PATRICK DONLON and wife, ELIZABETH ROBERTS DONLON, tenants by the entirety**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 61 on the Plan of Brookmeade, Section 4, as shown on the plat of the same of record in Plat Book 2133, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PATRICK J. DONLON and ELLEN S. DONLON, husband and wife by Warranty Deed from Eleanor A. Moore, dated February 8, 2012, and of record in Instrument No. 20120209-0011509, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **754 BROWNLEE DRIVE, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 93, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for 2012 shall be paid by Grantor. Taxes for the year 2013 shall be assumed and paid by Grantee.

WITNESS OUR SIGNATURE hereto this 28th day of December, 2012.

Patrick J. Donlon

PATRICK J. DONLON

Ellen S. Donlon

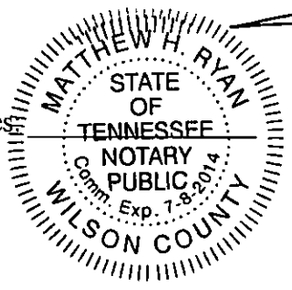
ELLEN S. DONLON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICK J. DONLON and wife, ELLEN S. DONLON**, 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 office this 28th day of December, 2012.



NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is **$300,000.00** .

David Patrick Poulos
AFFIANT

Sworn to and subscribed to before me this 28th day of December, 2012.

NOTARY PUBLIC

My commission expires: 