File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033675 DEEDWARR
Recvd: 04/24/13 14:27 3 pgs
Fees:18.00 Taxes:606.06

20130424-0040785

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ *163,800.00*

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth R. Bonhotal **Susan Bonhotal**	New Owner	**Map 142130C Parcel 042.00co**
8609 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald Charles Donahue, married, Elaine Marie Donahue, unmarried, and Beth Cecilia Donahue, now known as Beth Cecilia Weedman, married, as Devisees of the Last Will and Testament of Dolores Loyola Donahue, and Donald Charles Donahue, as Personal Representative of the Last Will and Testament of Dolores Loyola Donahue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth R. Bonhotal and wife, Susan Bonhotal

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8609, together with the carport designated 8609-C, on the Plan of River Plantation, Section 10, Phase 11-E, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, a shown on the Plan of record in Book 9700, Pages 367 and 368, said Register's Office, to which source reference is hereby made for more complete details of description, together with the Apartment'sappurtenant undivided percentage interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Donald V. Donahue and wife, Dolores L. Donahue, by Deed from Haury and Smith Contractors, Inc., dated December 1, 1997, recorded December 5, 1997, of record in Book 10710, Page 211, Register's Office for Davidson County, Tennessee. The said Donald V. Donahue and Dolores L. Donahue having since died, with Donald V. Donahue predeceasing Dolores L. Donahue. The Last Will and Testament of Dolores Loyola Donahue, recorded in Docket No. 12P1007, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Elaine Marie Donahue, Beth Cecilia Donahue, now Weedman and Donald Charles Donahue. Dolores L. Donahue and Dolores Loyola Donahue having been one and the same person.

THIS instrument is being executed on behalf of Elaine Marie Donahue, pursuant to a Power of Attorney executed by same on the 12th day of April, 2013, of record in Instrument No. 20130424-0040783, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Beth Cecilia Donahue, now known as Beth Cecilia Weedman, pursuant to a Power of Attorney executed by same on the 12th day of April, 2013, of record in Instrument No. 20130424-0040784, Register's Office for Davidson County, Tennessee.

THE herein described property is not nor ever has been the principal place of residence of the spouse of any Grantor herein.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **8609 Sawyer Brown Road, Nashville, TN 37221**

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 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.

Notwithstanding the above, Donald Charles Donahue, in his capacity as Personal Representative of the Last Will and Testament of Dolores Loyola Donahue, shall have no liability or responsibility for the above recited warranty of title, the said Don, in his capacity as Personal Representative of the Last Will and Testament of Dolores Loyola Donahue, has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Personal Representative of the Last Will and Testament of Dolores Loyola Donahue, or otherwise held by the Estate of Dolores Loyola Donahue.

Witness my/our hand(s) this **19th** day of **April, 2013.**

Donald Charles Donahue, Devisee

Donald Charles Donahue , Devisee

Donald Charles Donahue, Personal Representative

Donald Charles Donahue, Personal Representative

Beth Cecilia Donahue a/k/a Beth Cecilia Weedman, Devisee, by Diana Aubin, Attorney-in-Fact

Beth Cecilia Donahue how known as Beth Cecilia Weedman, Devisee, by Diana Aubin, Attorney-in-Fact

Elaine Marie Donahue, Devisee, by Diana Aubin, Attorney-in-Fact

Elaine Marie Donahue, Devisee, by Diana Aubin, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald Charles Donahue,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald Charles Donahue, as Personal Representative of the Last Will and Testament of Dolores Loyola Donahue,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of April, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Elaine Marie Donahue**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Elaine Marie Donahue**, for the purpose therein contained, by signing the name of **Elaine Marie Donahue**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2013.**

Notary Public

My commission expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of April, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Beth Cecilia Donahue, now known as Beth Cecilia Weedman**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Beth Cecilia Donahue, now known as Beth Cecilia Weedman**, for the purpose therein contained, by signing the name of **Beth Cecilia Donahue, now known as Beth Cecilia Weedman**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2013.**

Notary Public

My commission expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.