Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130068240 DEEDWARR
Recvd: 08/08/13 13:45 2 pgs
Fees:13.00 Taxes:530.95
20130808-0083363

13-1-247

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 143,500.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Jones	Jonathan Jones	**08304013500**
2403 Himes Drive	1420 Carmack Ln	
Nashville, TN 37206	Spring Hill, TN 37174	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kara Hasten, Unmarried n/k/a Kara Donahue and husband John Winston Donahue, III

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

Jonathan Jones

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:

Land in Davidson County, Tennessee, Being Lot No. 89, on the Plan of Rosebank Park, as shown on plat of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kara Hasten, unmarried by Warranty Deed from Sydney Johnson-Gorrell (fka Sydney Johnson) and Christopher Gorrell, wife and husband dated 09/16/10 and recorded on 09/27/10 in Instrument No. 20100927-0076713, said Register's Office for said county.

The said Kara Hasten is now married and known as Kara Donahue.

John Winston Donahue, III , spouse of Kara Donahue, joins in the execution of this instrument for the purpose of conveying any marital interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 2403 Himes Drive, Nashville, TN 37206.

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 in 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 30th day of July, 2013.

Kara Donahue

John Winston Donahue III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kara Donahue and John Winston Donahue III, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY