RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130084127 DEEDWARR
Recvd: 09/30/13 09:47 2 pgs
Fees:13.00 Taxes:703.00
20130930-0102191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 190,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2013.

Notary Public

My commission expires

NOTARY PUBLIC AT-LARGE
Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

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:
NATHANIEL WEBB **ANNE MERCIER**	**QUICKEN LOANS, INC.**	**08401010500**
808 ROSEVIEW DR	**1050 WOODWARD AVE.**	
NASHVILLE, TN 37206	**DETROIT, MI 48225-1906**	

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 L. DONAHUE and HUSBAND, JOHN W. DONAHUE, III

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

NATHANIEL WEBB and ANNE MERCIER, husband and wife

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 51, ROSE ESTATES, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KARA L. DONAHUE AND HUSBAND, JOHN W. DONAHUE, III, BY WARRANTY DEED FROM JULIANA MASIC, UNMARRIED, DATED 10/19/2011 RECORDED ON 10/25/2011 IN INSTRUMENT NO. 20111025-0083030 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO JULIANA MASIC BY QUITCLAIM DEED FROM GEORGE I. ZIADEH, DATED 06/03/2009 RECORDED ON 06/05/2009 IN INSTRUMENT NO. 20090605-0052329 SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 808 ROSEVIEW DR, 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 26th day of September, 2013.

KARA L. DONAHUE

JOHN W. DONAHUE, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KARA L. DONAHUE and JOHN W. 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 26th day of September, 2013.

Lura Brady
Notary Public

My Commission Expires: 7-30-14