WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041117 DEEDWARR
Recvd: 06/11/14 11:29 2 pgs
Fees:13.00 Taxes:2216.30
20140611-0050750

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ XXXXXXXX WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $599,000.00.

Affiant

Subscribed and sworn to me on June 9, 2014.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8/14/2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27497SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William B. Donnellan 403 N. Wilson Blvd. Nashville, TN 37205	Bank of Nashville, a division of Synovus Bank 401 N. Chuch Street Nashville, TN 37219	103-12-118

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Oldfield Corts and wife, Heather Forte Corts, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William B. Donnellan, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "H" on the Plan of Cherokee Park, Second Section, of record in Book 547, pages 175-176, in the Register's Office for Davidson County, Tennessee, to which plan reference is made more complete and accurate description.

Being the same property conveyed to David Oldfield Corts and wife, Heather Forte Corts by Deed from Anna B. Grimes and Thomas E. Noser, wife and husband, dated 05/04/07 and of record in Instrument No. 20070504-0054001, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

4. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2000-316, Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

This property is also known as improved property located at 403 N. Wilson Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on June 9, 2014.

David Oldfield Corts

Heather Forte Corts

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 9, 2014, before me personally appeared David Oldfield Corts and Heather Forte Corts to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 9, 2014.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017

My Commission Expires: