|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$110,000.00**
X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 17th DAY OF June, 2014.
| _____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tsvetan A. Valchev 155 Jacksonian Drive Hermitage, TN 37076		Map 074.08 Parcel 0-262.00

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 acknowledged, we,

David Michael Donnelly, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tsvetan A. Valchev, unmarried

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. 1002 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1002 fronts 85.11 feet on the northeasterly margin of Jacksonian Drive and runs back between lines measuring 185.36 feet on the northwesterly line and 160 feet on the southeasterly line to a dead line measuring 63.48 feet thereon.

Being the same property conveyed to Anna Mai Donnelly by Deed from James Anthony Gust and wife, Karen H. Gust dated 6/4/1971 of record in Book 4509, Page 149, Register's Office for Davidson County, Tennessee. Anna Mai Donnelly died testate, 3/29/2014 vesting title in David Michael Donnelly, as devisee under the Will of Anna Mai Donnelly, Probate No. 14P-697,7th Circuit Court for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3765, Page 134, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for water mains recorded in Instrument No. 200307100095670, said Register's Office.

This is improved property known as: **155 Jacksonian Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 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.

Witness my hand(s) this 17th day of June, 2014.

_____
David Michael Donnelly

BILL GARRETT, Davidson County
Trans:T20140043612 DEEDWARR
Recvd: 06/19/14 14:54 2 pgs
Fees:13.00 Taxes:407.00

20140619-0053742

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David Michael Donnelly, with whom I am personally acquainted, (or who 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 17th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076