2014/09/15 10:58:36

BILL GARRETT, Davidson County
Trans:T20140070052 DEEDWARR
Recvd: 09/18/14 14:50 2 pgs
Fees:13.00 Taxes:1350.50
20140918-0085886

WARRANTY DEED

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-19-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael R. Donald	FirstBank	18700012700
(NAME)	(NAME)	
727 Battle Road	3500 Blue Lake Dr Suite 325	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Birmingham AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patsy Smith Pence, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael R. Donald, unmarried, and Andrea J. Ondera, unmarried, as tenants in common with rights of survivorship** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 5, on the plan of Resub. Of Joseph T. Pomeroy, Sr. Property, as shown on plat of record in Plan Book 6900, Page 998, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Further being the same property conveyed to Patsy Smith Pence, married by Warranty Deed dated 01/31/2014 from Robert S. Reininger and wife, Tonya Pence Reininger of record in Instrument 201402100011147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 6900, Page 998, Register's Office for said County.

Said property was purchased as investment and has never been occupied by the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 727 Battle Road, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11492
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 15th day of September, 2014.

Patsy Smith Pence

Patsy Smith Pence

State of Tennessee
County of Williamson

Personally appeared before me Patsy Smith Pence, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2014.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067