Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-8002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 140,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF OCT 2014.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140081750 DEEDWARR
Recvd: 10/30/14 08:55 2 pgs
Fees:13.00 Taxes:518.00
20141030-0100041

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kelsea Whitley	Franklin American Mortgage	
772 Howse Avenue	501 Corp Centre Drive #400	052100000300
Madison, TN 37115	Franklin, TN 37067	

WARRANTY DEED

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, I,

Mary E. Donoho, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelsea Whitley and husband Justin Whitley

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 a part of the R.L. Alexander Tract of 18.84 acres, of part of the H.B. Chadwell Tract, and also being part of Lot No. 30 of the H.B. Chadwell Tract, as of record in Book 421, page 61, and described according to a survey made by T.R. Sanford, dated July 16, 1965, as follows:

Beginning at a point in the westerly margin of Howse Avenue, 2329 feet, more or less, from the center line of Neely's Bend Road; thence along Howse Avenue, south 1° 01' west 142 feet to a point in a fence line; thence with said fence in a westerly direction 90 feet, more or less to the Tract marked "Fleming" on said curve; thence with Fleming's east line and with a fence, north 20° 30' west 189 feet to a point; thence south 88° 59' east, 152.04 feet to the beginning.

Being the same property conveyed to Henry L. Donoho and wife, Mary E. Donoho on 04/24/1985 by deed from James R. McAlvin and wife, Eunice M. McAlven, filed for record on 04/26/1985 in Book 6542, page 675, in the Register's Office for Davidson County, Tennessee.

***Henry L. Donaho having since died on January 22, 2000 leaving Mary E. Donaho as his surviving spouse.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 772 Howse Ave., Madison, TN 37115

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 this 22 day of October, 2014.

Mary E. Donoho by Virginia Ann Spain
her attorney in fact.

Mary E. Donoho By Virginia Ann Spain,
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22 day of October, 2014, before me personally appeared **Virginia Ann Spain**, to me known to be the person who executed the foregoing instrument in behalf of **Mary E. Donoho** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Mary E. Donoho**. Witness my hand and official seal.

My Commission Expires March 20, 2018

Notary Public

Commission Expiration: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY