WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140090136 DEEDWARR
Recvd: 12/02/14 10:51 2 pgs
Fees:13.00 Taxes:481.00
20141202-0110349

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO. TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peyton D. Donoho III	Pinnacle Bank	086-10-0/159.00
(NAME)	(NAME)	
2817 Dunmore Drive	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Wanda Gayle Donoho, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peyton D. Donoho, III and Tia W. Donoho, 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 No. 47 on the Twin Lawn Subdivision of record in Book 2331, page 9, Register's Office for Davidson county, Tennessee, and more particularly described as follows:

Said Lot No. 47 fronts 80 feet on the southerly side of Dunmore Drive and extends back between lines 173.3 feet on the easterly margin and 176.6 feet on the westerly margin to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Peyton D. Donoho an wife, Wanda M. Donoho by deed from William Taylor Tyree, unmarried dated September 25, 1984 and filed for record in Book 6393, page 776, Register's Office for Davidson County, Tennessee and further divested from Peyton D. Donoho and vested to Wanda Gayle Donoho by a Final Decree of Divorce of record as Instrument NO. 20031118-0168280 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 2817 Dunmore Drive, Nashville, TN 37214
(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 this 26th day of November, 2014.

Wanda Gayle Donoho

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Wanda Gayle Donoho the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2014.

Commission expires: 10/26/2016

Notary Public

STATE OF MISSISSIPPI
JUNE BOUDREAUX
NOTARY PUBLIC
ID No. 75849
Commission Expires
October 26, 2016
HARRISON COUNTY