BILL GARRETT, Davidson County
Trans:T20150006904 DEEDWARR
Recvd: 01/28/15 11:56 2 pgs
Fees:13.00 Taxes:129.50
20150128-0008134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 35,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2015.

Notary Public

My Commission expires: 11-13-18

BEVERLY PARHAM TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SAMUEL L. WOMACK	**OWNER**	**09616011400**
739 FITZPATRICK RD	**SAME**	
NASHVILLE, TN 37214		

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 ACKNOWLEDGE, WE,

ROBERT M. DONOVAN and wife, DONNA R. DONOVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMUEL L. WOMACK

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. 10A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 10 AND 11, OF FIRST REVISION, LARCHWOOD SUBDIVISION, SECTION ONE-B, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 6250, PAGE 852, AMENDING PLAT BOOK 5190, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. DONOVAN AND WIFE, DONNA R. DONOVAN, BY QUITCLAIM DEED FROM JERRY HENDERSON SMILEY, EXECUTOR OF THE ESTATE OF THELMA LOUISE SMILEY, DATED 08/19/2005 AND RECORDED ON 09/16/2005 IN INSTRUMENT NUMBER 20050916-0111544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 739 FITZPATRICK RD, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 23rd day of January, 2015.

ROBERT M. DONOVAN

DONNA R. DONOVAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROBERT M. DONOVAN and DONNA R. DONOVAN, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2015.

Notary Public

My Commission Expires: 11-13-18

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON