Davidson County	DEEDWARR
Recvd: 04/07/15 16:10	4 pgs
Fees:23.00 Taxes:469.90	
20150407-0030672	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32270-03-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $127,000.00. Affiant Subscribed and sworn to before me this 7th day of April, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Donald Prosser, Viola Prosser 3022 Lakeshore Dr. Old Hickory, TN 37138	New Owner	Map and Parcel No.: 053 12 0 176 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Pendergast Wilson, III Trustee for the benefit of Michael Patrick Quigley, under the Testamentary Trust established under Item Three of The Last Will and Testament of Christine White Donnell, dated Feburary 26, 1981, as probated under Docket No. 08P-1901, Davidson County Probate Court**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Prosser and Viola Prosser** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3022 Lakeshore Dr., Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of April, 2015.

James Pendergast Wilson, III Trustee for the benefit of Michael Patrick Quigley, under the Testamentary Trust established under Item Three of The Last Will and Testament of Christine White Donnell, dated Feburary 26, 1981, as probated under Docket No. 08P-1901, Davidson County Probate Court

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Pendergast Wilson, III Trustee for the benefit of Michael Patrick Quigley, under the Testamentary Trust established under Item Three of The Last Will and Testament of Christine White Donnell, dated Feburary 26, 1981, as probated under Docket No. 08P-1901, Davidson County Probate Court**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUOTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee being the easterly one-half of Lot 4, Section 2 of the Life and Casualty Insurance Company's Subdivision, recorded in Book 843, page 56, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Facing 175 feet on the Southerly side of Pitts Avenue and running back between parallel lines a distance of 582.6 feet to the Northerly boundary of Lot 22, Section 2, of said Life & Casualty Insurance Company's Property, containing 2.338 acres, more or less.

Being the same propety conveyed to Christine W. Donnell by Quitclaim Deed dated November 15, 1995 from T. Howard White and wife, Eloise D. White, of record in Book 9867, page 435, Register's Office for Davidson County, Tennessee. Christine White Donnell died August 31, 2008, leaving a Last Will and Testament which was admitted to Probate in Docket No. 08P-1901, Davidson County Probate Court. Pursuant to Item Three of Decedent's Will, The Executor is directed to convey subject property to James Pendergast Wilson, III as Trustee to be held, managed and controlled as a Trust Estate. By Executor's Quitclaim Deed dated July 27, 2012, of record in Instrument No. 20120814-0072661, Register's Office for Davidson County, Tennessee, James Pendergast Wilson, III being one and the same as James Pendergast Wilson, III as Executor of the Last Will and Testament of Christine White Donnell, conveyed subject property to James Pendergast Wilson, III, Trustee for the Benefit of Michael Patrick Quigley under The Testamentary Trust established under Item Three of the Last Will and Testament of Christine White Donnell dated Febuary 26, 1981 as probated under said Docket No. 08P-1901, Davidson County Probate Court.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the GranteesG.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 843, page 56, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9509, page 595, Register's Office for Davidson County, Tennessee.
5. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

True Copy Certification

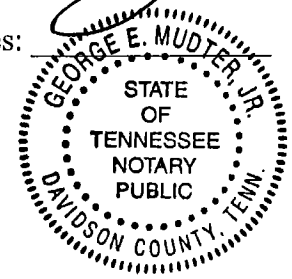
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016