THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150042285 DEEDWARR
Recvd: 06/01/15 11:04 2 pgs
Fees:13.00 Taxes:447.70
20150601-0050327

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Cynthia H. Donegan 418 Alta Loma Road Goodlettsville, Tennessee 37072	Same	025160070.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NELLIE RUTH PERRIGO, by her Attorney In Fact, ELAINE BALLOU,** has this day bargained and sold, and do hereby transfer and convey unto the said **CYNTHIA H. DONEGAN,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Plat Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 48 fronts 132 feet on the easterly side of Alta Loma Road, and extends back between lines 349.6 feet on the southerly side and 343.2 feet on the northerly side to a dead line in the rear measuring 105.1 feet.

Being the same property conveyed to James Haggard Perrigo and wife, Nellie Ruth Perrigo, by deed from John W. Reynolds, Jr. and wife, Johnnie Mae Reynolds, of record in Book 3346, page 243, dated March 12, 1962, said Register's Office. The said James Haggard Perrigo conveyed his interest to Nellie Ruth Perrigo by quitclaim deed of record in Book 4992, page 303, dated January 22, 1976, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $121,000.00.
Subscribed and sworn to before me,
this 12th of May, 2015.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 418 Alta Loma Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 12th day of May, 2015.

Nellie Ruth Perrigo by Elaine Ballou
NELLIE RUTH PERRIGO BY ELAINE BALLOU, ATTORNEY IN FACT attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of May, 2015, before me personally appeared **ELAINE BALLOU**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **NELLIE RUTH PERRIGO**, and who acknowledged that she executed the same as the free act and deed of **ELAINE BALLOU**.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017