THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043680**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150043093 DEEDWARR
Recvd: 06/02/15 14:44 2 pgs
Fees:13.00 Taxes:555.00
20150602-0051317

WARRANTY DEED

Address New Owner: John G. Donaldson and Katherine A. Donaldson 1108 Woburn Way Antioch TN 37013-1730	Send Tax Bills To: John and Katherine Donaldson 1506 Monarch Ln Davis, CA 95616	Tax Information: Tax Parcel ID No. 149020A04200CO

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, **Lacey M. Wells, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John G. Donaldson and Katherine A. Donaldson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Piccadilly Square, Phase 1 of record in Plat Book 5200, Page 720, 721 & 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lacey M. Wells by Warranty Deed from Sasa Grubesic and wife Karmela Grubesic, recorded on the 1st day of May, 2012 in Instrument No. 20120501-0036996, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PICCADILLY SQUARE, PHASE 1, as recorded in Plat Book 5200, Page(s) 720-722.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6236, Page 683, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, Page 739.

Terms and provisions of by-Laws recorded in Book 6236, Page 708, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431. Terms and provisions of the Articles of Incorporation recorded in Book 6236, Page 708, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564 and Book 6300, Page 423.

Deed of Conveyance to Metropolitan Government recorded in Book 6530, Page 819 and Book 6530, Page 823.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 10435, Page 902, Book 6298, Page 491, Book 6186, Page 238 and Book 6251, Page 616.

Information Brochure recorded in Book 6236, Page 726, Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 409.

Quitclaim Deed for Common Areas recorded in Book 6236, Page 680, Book 6295, Page 503 and Book 6496, Page 99.

This is improved property located at 1108 Woburn Way Antioch TN 37013-1730

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of June, 2015.

Lacey M. Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lacey M. Wells, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018