File Box 8

WARRANTY DEED

File #15644

BILL GARRETT, Davidson County
Trans:T20150063244 DEEDWARR
Recvd: 07/31/15 14:05 2 pgs
Fees:13.00 Taxes:1058.20
20150731-0075896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Margaret L. Avera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Walker, III	PINNACLE BANK	-129-08-0-071.00
(NAME)	(NAME)	
1048 Percy Warner Boulevard	150 3RD AVE. S., STE 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, I, **Charles G. Donaldson, Trustee of The Charles G. and Rachel M. Donaldson Revocable Living Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Walker, III,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 52 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page(s) 12 through 14 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Charles G. and Rachel M. Donaldson Revocable Living Trust by Quit Claim deed from Charles G. and Rachel M. Donaldson of record in Book 9727, page 283, Register's Office for Davidson County, Tennessee, dated July 05, 1995 and recorded on July 11, 1995.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 1048 Percy Warner Boulevard, Nashville, TN 37205
(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 30th day of July, 2015.

The Charles G. and Rachel M. Donaldson Revocable Living Trust

BY: Charles G. Donaldson
Charles G. Donaldson, Trustee

Charles G. Donaldson
Charles G. Donaldson, Individually

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Daniel Heard, a Notary Public in and for said County and State, personally appeared **Charles G. Donaldson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Charles G. and Rachel M. Donaldson Revocable Living Trust,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal, this the 30th day of July, 2015.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that **Charles G. Donaldson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of July, 2015.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027