BILL GARRETT, Davidson County
Trans:T20150079537 DEEDWARR
Recvd: 09/18/15 11:05 2 pgs
Fees:13.00 Taxes:739.63
20150918-0094948

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $199,900.00

Affiant

Subscribed and sworn before me this the 17th day of September, 2015.

Notary Public
My commission expires: 1-9-16

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

JAMES H. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address of New Owner:
Jessica Best
137 Dodge Drive
Nashville, TN 37210-5152

Send Tax Bill to:
New Owner

Tax Information:
119-03-0-030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KRISTOPHER L. DONEGAN AND HEATHER M. DONEGAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA BEST, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Crescent Heights of record in Plat Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 70 feet on the Westerly side of Dodge Drive and runs back 173.51 feet on the Northerly line and 161.47 feet on the Southerly line, to a dead line in the rear, measuring 80 feet thereon..

Being the same property conveyed to Kristopher L. Donegan, married by Warranty deed from Earl Lester and wife, Anita Lester of record in Instrument No. 20070402-0038805 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 02, 2007.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 137 Dodge Drive, Nashville, TN 37210-5152.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KD HD

Witness my hand this the 17th day of September, 2015.

Kristopher L. Donegan

Heather M. Donegan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristopher L. Donegan and Heather M. Donegan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2015.

My commission expires: 9/10/18

Notary Public

