BILL GARRETT, Davidson County
Trans:T20150080553 DEEDWARR
Recvd: 09/22/15 10:47 2 pgs
Fees:13.00 Taxes:850.63
20150922-0096172

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156464

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher L. Donegan and Heather Donegan 301 Bowwod Drive Nashville, TN 37217	Mortgage Investors Group 8320 East Walker Springs Kane Knoxville, TN 37923	119-04-0-137.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEFFREY STANSBERRY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTOPHER L. DONEGAN AND WIFE, HEATHER DONEGAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 151 and part of Lot No. 152 on the Plan of Glencliff Estates, Section 3, as of record in Book 1424, Page 1, Register's Office for said County.

Said Lot 151 fronts 100 feet on the southerly side of Bowwood Drive and extends back 372.1 feet on the easterly line and 281.9 feet on the westerly line to a dead line, measuring 199.9 feet thereon.

Said part of Lot 152 is described as follows: Beginning at a point in the common line between Lots Nos 151 and 152 of said subdivision, 81 feet south of the common corner of said Lots No. 151 and 152, at the northerly margin of Bowwood Drive, thence South 11 degrees 50' east 58 feet; thence south 37 dgrees 50' east 11 feet; thence south 10 degrees 50' east 65 feet; thence south 79 dgrees 10' west 16 feet to a point in the common line between said lots Nos 151 and 152; thence along said common line north 10 degrees 50' west 133.1 feet to the beginning.

Being that same property conveyed to Jeffrey Stansberry, unmarried by deed from Scott Bonner and spouse, Lisa Rota, dated September 6, 2011 and recorded at Instrument #20110907-0069381, said Register's Office.

Improved property known as 301 Bowwod Drive, Nashville, TN 37217.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of September, 2015.

JEFFREY STANSBERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeffrey Stansberry, 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 and seal, this the 17th day of September, 2015.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18