#32770

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/15 14:20 3 pgs
Fees:18.00 Taxes:3367.00
20151231-0131671

P-JGLAC-15-922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ryan P. Donnelly and Erin T. Hafkenschiel Donnelly** | Avenue Bank | |
| (NAME) | (NAME) | **105-13-0-318.00** |
| **922 Bradford Avenue** | 3823 Cleghorn Avenue | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204-2407** | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JGLAC, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN P. DONNELLY AND ERIN T. HAFKENSCHIEL DONNELLY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 26 on the Plan of Waldkirch, a Subdivision of Lots 8 and 9 of the W.L.B. Lawrence Addition of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with a Joint Driveway Easement as more fully described in Book 3647, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JGLAC, GP by Warranty deed from Dennis J. Senter, married of record in Instrument No. 20141211-0113509 Register's Office for Davidson County, Tennessee, dated December 09, 2014 and recorded on December 11, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 90;
- Easement for Sanitary/Storm Drainage of record in Book 5517, Page 337, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **922 Bradford Avenue , Nashville, Tennessee 37204-2407**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF DECEMBER, 2015.

JGLAC, GP

By: _____, attorney agent
John Gleaves, Authorized Agent

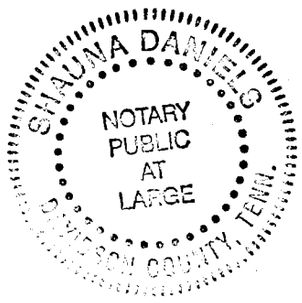
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of JGLAC, GP, the within named bargainor, a partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 3/7/17




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

