This Instrument Prepared By:

BILL GARRETT, Davidson County
Trans:T20160029552 DEEDWARRSP
Recvd: 04/12/16 09:53 3 pgs
Fees:18.00 Taxes:74.00
20160412-0034868

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
T.G. O'Donnell 405 Chadwell Drive Madison, TN 37115	T.G. O'Donnell 405 Chadwell Drive Madison, TN 37115	51-4-35

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of Twenty Thousand and No/100 Dollars ($20,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Shannon Lance**, as Grantor, by these presents does hereby quitclaim and convey unto **T.G. O'Donnell**, as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and all improvements thereto (the "Property"), said tract or parcel being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 48 on the plan of STRATTON HEIGHTS, as shown by plat of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Shannon Lance by Quitclaim Deed dated the 28th day of March, 2016, from Mary Shannon Lance, Personal Representative of the Robert F. O'Donnell estate, recorded as Instrument No. 20160412-0034867, Register's Office for Davidson County, Tennessee.
>
> Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is a conveyance of improved real property known as 405 Chadwell Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the Property and that Grantor has good right and title to convey the Property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Grantee shall be responsible for any ad valorem taxes on the Property attributable to the 2016 tax year and thereafter.

Grantor and Grantee acknowledge that Grantee is entitled to a $25,000 specific bequest from the Estate of Robert F. O'Donnell, that $5,000 of such bequest is to be distributed directly to the Grantee from said estate, and that the remaining $20,000 balance of such bequest shall be distributed to the Grantor in satisfaction of the consideration referenced herein with respect to the conveyance of the Property.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; and (3) all unpaid ad valorem taxes.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 28th day of March, 2016.

Mary Shannon Lance

STATE OF FLORIDA)
COUNTY OF Manatee)

Personally appeared before me, Mary Shannon Lance, a Notary Public in and for said County, **Mary Shannon Lance**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2016.

Patricia L. Campbell
Notary Public

My Commission Expires: 9-10-2017

PATRICIA L. CAMPBELL
MY COMMISSION #FF052932
EXPIRES September 10, 2017
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA)
COUNTY OF Manatee)

I hereby swear or affirm that the actual consideration or true value of this transfer is $20,000.00.

Mary Shannon Lance

Subscribed and sworn to before me, this 28th day of March, 2016

Patricia L. Campbell
Notary Public

My Commission Expires: 9/10/2017

PATRICIA L. CAMPBELL
MY COMMISSION #FF052932
EXPIRES September 10. 2017
FloridaNotaryService.com

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