BILL GARRETT, Davidson County
Trans:T20160062439 DEEDWARR
Recvd: 07/20/16 13:03 6 pgs
Fees:33.00 Taxes:503.90
20160720-0074770

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP
Jack Piratas, LLC c/o First American Exchange Company, LLC 215 South State Street, Ste. 380 Salt Lake City, UT 84111	New Owner	104060a09700co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15297 26b

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Keelan W. Donovan, a single person and Martin J. Donovan, a married person (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jack Piratas, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 909D of Continental Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Continental Condominium, recorded in Plat book 5200, pages 388 thru 401, said Register's Office, and described in a Master Deed recorded in Book 5862, page 589, as amended in Book 61353, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Continental Condominium, contained in the Master Deed recorded in Book 5862, page 589 as amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, and by-Laws appended thereto, Register's Office for Davidson County, TN are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Keelan W. Donovan, unmarried, and Martin J. Donovan, married by Warranty Deed from Lucia Daiana Voiculescu, married of record in Instrument Number 20130325-0029074, in the Register's Office of Davidson County, Tennessee.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of Martin J. Donovan.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on plat of record in Book 5200, page 399, 400 and 401, Register's Office for Davidson County, Tennessee.
3. Master Deed for as shown in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, book 7475, page 137 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 4825, page 592, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3415 West End Avenue, Unit Number 909D Nashville, Tennessee 37203.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $136,190.00
(
(
(Subscribed and sworn to before me
(this 14th day of July, 2016.
(
(
(
(
(My Commission Expires:

Affiant

Notary Public

ROBERT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successor and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of July, 2016.

Keelan W. Donovan

Martin J. Donovan

This is improved property commonly known as 3415 West End Avenue, Unit Number 909D Nashville, Tennessee 37203.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $136,190.00

Affiant

(Subscribed and sworn to before me
(this 14th day of July, 2016

Notary Public

(My Commission Expires:

ROBERT L. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successor and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of July, 2016.

Keelan W. Donovan

Martin J. Donovan

7/19/16

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Keelan W. Donovan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 14th day of July 14, 2016.

Efrain Martinez II
Notary Public

EFRAIN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11 SEP 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Martin J. Donovan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 14th day of July 14, 2016.

Notary Public

My Commission Expires:_____

This is improved property commonly known as 3415 West End Avenue, Unit Number 909D Nashville, Tennessee 37203.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $136,190.00
(
(
(Subscribed and sworn to before me
(this 14th day of July, 2016.
(
(
(
(
(My Commission Expires:

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
ROBERT CHRISTINE NOTARY
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successor and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of July, 2016.

Keelan W. Donovan

Martin J. Donovan

7/14/16

ANN-MARIE NETTO
NOTARY PUBLIC
MAINE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Keelan W. Donovan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 14th day of July 14, 2016.

_____
Notary Public

My Commission Expires:_____

STATE OF ~~TENNESSEE~~} Maine
COUNTY OF ~~DAVIDSON~~} Cumberland

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Martin J. Donovan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of ~~Nashville, Tennessee~~ Portland, Maine, on this 14th day of July 14, 2016.

Ann Netto
Notary Public

My Commission Expires: April 18, 2021

