BILL GARRETT, Davidson County
Trans:T20160066251 DEEDWARR
Recvd: 08/02/16 10:00 2 pgs
Fees:13.00 Taxes:592.00
20160802-0079517

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT-160700345**

# WARRANTY DEED

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$160,000.00**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME this the 29th day of July, 2016**

Notary Public

**MY COMMISSION EXPIRES:**

GAIL VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rachel E. Donegan** | **Highlands Residential Mortgage, LTD** | **119-12-0-033.00** |
| **731 Cameo Drive** | **12001 N. Central Expressway, Suite 750** | |
| **Nashville, TN 37211** | **Dallas, TX 75243** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kirkland Lee Donegan. Trustee, Donegan Family Trust dated December 5, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rachel E. Donegan and Matthew B. Donegan, Wife and Husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 50 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 50 fronts 128.95 feet on the westerly side of Cameo Drive, as measured around a slight curve, and runs back between lines, 179.38 feet on the northerly line and 161 feet on the southerly line, to a dead line in the rear, measuring 67 feet thereon.**

**BEING the same property conveyed to Kirkland Lee Donegan, Trustee, Donegan Family Trust dated December 5, 2014, by Quitclaim Deed from Billy F. Donegan, dated 12/5/14 and recorded 12/18/14 in Instrument Number 20141218-0115960; and the same property previously conveyed to Billy F. Donegan and wife, Virginia H. Donegan by Warranty Deed from Doris W. Helton, a widow, dated 4/19/60 and recorded 4/21/60 in Book 3067, Page 145, Register's Office for Davidson County, Tennessee.The said Virginia H. Donegan is reported to have died on December 5, 2010.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **731 Cameo Drive, Nashville, TN 37211**
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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of July, 2016.

**Donegan Family Trust dated December 5, 2014.**

**BY:** Kirkland Lee Donegan TTEE
**Kirkland Lee Donegan. Trustee**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kirkland Lee Donegan with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of Donegan Family Trust dared December 5, 2014 the within named bargainor, and corporation, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kirkland Lee Donegan as such Trustee.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 29th day of July, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

