Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160086008 DEEDWARR
Recvd: 09/30/16 09:05 2 pgs
Fees:13.00 Taxes:1045.25
20160930-0103109

07-1609-86512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $282,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016.

Notary Public
My commission expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amy Donlon	new owner	155-08-0-C-043.00
6652 Autumnwood Drive		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barney B. Regen, Jr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian D. Donlon and wife, Amy N. Donlon**, husband and wife, hereinafter called the Grantees, their successors 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. 43, on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339-347, as revised in Book 7900, Pages 888-889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barney B. Regan (sic), Jr. and Ann Louise Regen, husband and wife by Warranty Deed from Peter Forrest Talley and wife, Rosalina R. Boria-Talley, dated January 26, 1996, recorded February 1, 1996, of record in Book 9934, Page 312, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Barney B. Regen, Jr. by deed from Ann Louise Regen, dated April 29, 2002, recorded November 11, 2002, of record in Instrument No. 20021111-0138946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6652 Autumnwood Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of September, 2016.

Barney B. Regen, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Barney B. Regen, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 23rd day of September, 2016.

State of Tennessee at Large

My Commission expires:

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020