BOX #14
G#28936-2

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20160088977 DEEDWARR Recvd: 10/10/16 10:30 3 pgs Fees:18.00 Taxes:684.50 20161010-0106789	The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of September, 2016. Notary Public My commission expires: March 10, 2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger S. Austermiller and Penny Austermiller	**"New Owners"**	**14704007500**
2040 Horn Springs Road		
Lebanon, TN 37087		

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

Dennis H. Donovan and wife, Yvonne F. Donovan

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

Roger S. Austermiller and wife, Penny Austermiller

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. 169 on the Plan of Hillbrook, Section 3, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dennis H. Donovan and wife, Yvonne F. Donovan, by Warranty Deed dated July 28, 1980, from Mildred W. Bailey, of record in Book 5630, Page 491, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Yvonne F. Donovan, pursuant to a Power of Attorney executed by her on the 12th **day of** August, 2011, **of record in Instrument No.** 20161010-0106788, **Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3460, Page 295, Register's Office for Davidson County, Tennessee;

3) Easement for portion of driveway for the benefit of and appurtenant to said Lot No. 170, of record in Book 3977, Page 96, said Register's Office; and,

4) Taxes for the current year which have been prorated and were paid by the Grantors herein and for subsequent years, not yet due and payable.

This is improved property, known as: **271 Wallace Road, 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 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 my/our hand(s) this 28th day of **September, 2016.**

Dennis H. Donovan

Dennis H. Donovan

Yvonne F. Donovan

Yvonne F. Donovan
By Dennis H. Donovan, Attorney-In-Fact
By Dennis H. Donovan, Att-In-Fact

STATE OF TENNESSEE)
COUNTY OF Hamilton **)**

Personally appeared before me, a Notary Public of said County and State, **Dennis H. Donovan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga (City), Tennessee, this 28th day of **September, 2016.**

Kimberly A Doremus
Notary Public

My Commission Expires: 3/9/2019

KIMBERLY A. DOREMUS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 3-9-2019

STATE OF TENNESSEE)
COUNTY OF Hamilton **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Dennis H. Donovan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Yvonne F. Donovan,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Yvonne F. Donovan** for the purpose therein contained, by signing the name of **Yvonne F. Donovan** by himself as Attorney-In-Fact.

~~Personally appeared before me, a Notary Public of said County and State, **Dennis H. Donovan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.~~

Witness my hand and official seal at Chattanooga (City), Tennessee, this 28th day of **September, 2016.**

Kimberly A Doremus
Notary Public

My Commission Expires: 3/9/2019

KIMBERLY A. DOREMUS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 3-9-2019