THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511845** BILL GARRETT, Davidson County Trans:T20170056005 DEEDWARR Recvd: 06/30/17 09:14 2 pgs Fees:13.00 Taxes:1875.90 20170630-0065859	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $507,000.00. Affiant Subscribed and sworn to before me, this22nd day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David C. Garvin and Jessica Herbert 1315 MCKENNIE AVE Nashville TN 37206-2313	New Owner	Tax Parcel ID No. 08302000200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Donlan and Katherine Donlan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David C. Garvin and Jessica P. Herbert, as joint tenants** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from Kevin M. Donlan and Katherine L. Seibert, as tenants in common with rights of survivorship to Kevin Donlan and Katherine Donlan, husband and wife as recorded on the 12th day of May, 2016 in Instrument No. 20160512-0047389 and Warranty Deed from Javier Francisco Rodriguez and wife, Nicole A. Rodriguez to Kevin M. Donlan and Katherine L. Seibert, as tenants in common with rights of survivorship as recorded on the 30th day of May, 2014 in Instrument No. 20140530-0046665, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, as recorded in Plat Book 332, Page(s) 4.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1315 MCKENNIE AVE Nashville TN 37206-2313

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2017.

Kevin Donlan by Josh Anderson attorney in fact

Kevin Donlan
By: Josh Anderson, His Attorney in Fact

Katherine Donlan by Josh Anderson attorney in fact

Katherine Donlan
By: Josh Anderson, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kevin Donlan and Katherine Donlan, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of June 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018