NEW OWNER:

BRITTANY N. JONES
3243 MCGAVOCK PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:

WILSON BANK & TRUST
1436 W. MAIN STREET
LEBANON, TN 37087

Map & Parcel 08412000900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0976

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170057211 DEEDWARR
Recvd: 07/05/17 13:13 3 pgs
Fees:18.00 Taxes:1110.00
20170705-0067419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES R. DORAN, JR. AND STEPHEN L. DORAN, CO-EXECUTORS OF THE ESTATE OF JAMES R. DORAN, and JAMES R. DORAN, JR. and STEPHEN L. DORAN, individually and as Co-Trustees of the Testamentary Trust created pursuant to the Last Will and Testament of James R. Doran,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRITTANY N. JONES and CLAYTON JONES, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 5 on the Plan of Sunny Acres, Section I, as shown on the plat of the same of record in Plat Book 2663, Page 25, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows:
>
> Beginning on the westerly margin of McGavock Pike at the corner of Lot Nos. 5 and 6; thence with the westerly margin of said Pike southwardly 83.01 feet to a concrete monument at the beginning of a curve having a radius of 307.9 feet; thence around said curve and with the northwesterly margin of Lumar Lane southwestwardly 121.48 feet to the corner of Lot Nos. 4 and 5; thence with the line between said two lots, northwestwardly

291.4 feet; thence North 9 deg. 01 min. East 87.4 feet to the corner of Lot Nos. 5 and 6; thence with the line between said two lots, eastwardly 284.2 feet to the beginning.

Being the same property conveyed to James R. Doran, Sr. and wife, Shirley Y. Doran by Warranty Deed from C.J. Sain and wife, Celestine F. Sain, dated November 30, 1965, and of record in Book 3964, Page 432, Register's Office for DAVIDSON County, Tennessee. James R. Doran, Sr. and Shirley Y. Doran remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Shirley Y. Doran; therefore James R. Doran, Sr. was the surviving tenant by the entirety to the property herein. James R. Doran, Sr. a/k/a James R. Doran is now deceased, having died a widower and testate in Davidson County, Tennessee. For further reference to title, see the Last Will and Testament of James R. Doran, of record in Docket No. 16P864, Probate Court Clerk's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3243 MCGAVOCK PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 25, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of June, 2017.

ESTATE OF JAMES R. DORAN

By: James R. Doran Jr.
JAMES R. DORAN, JR., CO-EXECUTOR

By: Stephen L. Doran
STEPHEN L. DORAN, CO-EXECUTOR

JAMES R. DORAN, JR. Co-Trustee of the Testamentary Trust created pursuant to the Last Will and Testament of James R. Doran

STEPHEN L. DORAN, Co-Trustee of the Testamentary Trust created pursuant to the Last Will and Testament of James R. Doran

JAMES R. DORAN, JR., individually

STEPHEN L. DORAN, individually

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES R. DORAN, JR. AND STEPHEN L. DORAN, CO-EXECUTORS OF THE ESTATE OF JAMES R. DORAN, and JAMES R. DORAN, JR. and STEPHEN L. DORAN, individually and as Co-Trustees of the Testamentary Trust created pursuant to the Last Will and Testament of James R. Doran,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY