BILL GARRETT, Davidson County
Trans:T20170058147 DEEDWARR
Recvd: 07/07/17 13:03 2 pgs
Fees:13.00 Taxes:1813.00
20170707-0068517

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1073**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/06/2017,** by and between **Joshua L Donnell, a married man,** parties of the first part, and **Jonathan A Diaz and Elizabeth G Diaz, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 4801 Illinois Avenue Homes as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160824-0088671, corrected by Scrivener's Affadavit of record in Instrument No. 20170531-0054158, amended in Instrument No. 20161209-0129436 to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Joshua L Donnell by Warranty Deed from Jeff Estepp, LLC dated 08/26/2016, of record in Instrument No. 20160829-0090110, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeff Estepp, LLC by Warranty Deed from Evelyn M. Carroll and husband David J. Johnson dated 03/10/2016, of record in Instrument No. 20160311-0023507, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never martial property.

This conveyance is made subject to: all existing Easements and Restrictions of record.

Parcel ID # **91 11 95 P/O; Unit B**
☐ Improved **811 48th Ave N, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joshua L. Donnell By Richard Bruer Attorney - In-Fact

Joshua L Donnell
by Richard Bruer, Attorney-In-Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared Richard Bruer, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the Attorney-in-fact Joshua L. Donnell and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Joshua L. Donnell as his free act and deed.

Witness my hand and Notarial Seal this 6th day of July, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Jonathan A Diaz and Elizabeth G Diaz**

and Address: **811 48th Ave N, Nashville, TN 37209**

Mail tax bills to

Pinnacle Bank, ISAOA/ATIMA
150 3rd Avenue South, Ste 900
Nashville, TN 37201

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$490,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 6th day of July, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM