This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170065264 DEEDWARR
Recvd: 07/31/17 10:05 2 pgs
Fees:13.00 Taxes:658.60
20170731-0077148

ADDRESS NEW OWNER:
Robert W. Donaldson, Sr.
~~223 Bonnaridge Drive~~ P.O. Box 70123
~~Hermitage, TN 37076~~ Nashville, TN 37207

SEND TAX BILL TO:
U.S. Community Credit Union
2618 Old Lebanon Road
Nashville, TN 37214

MAP/PARCEL 075-13-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas A. Stueck and Craig J. Eslick, Jonathan White and Joshua Boyd, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Robert W. Donaldson, Sr., an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Section Two (Revised), Hermitage Hills of record in Plat Book 2900, Page 112, 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 to Thomas A. Stueck, Craig J. Eslick, Jonathan White and Joshua Boyd by Quitclaim deed from Thomas A. Stueck of record in Instrument No. 20170608-0057418 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on June 08, 2017.

This property is not the principal residence of the Grantors; therefore their spouses do not have to join in conveyance.

This is improved property known as: **223 Bonnaridge Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 21st day of July, 2017.

WITNESS MY HAND on this the 21st day of July, 2017.

Thomas A. Stueck By Thomas A. Stueck as Attorney-In-Fact

Craig J. Eslick by Thomas A. Stueck as attorney-in-fact, recorded in Instrument No.20170731-0077146, Register's Office for Davidson County, TN.

Jonathan White

Joshua Boyd by Thomas A. Stueck as attorney-in-fact, recorded in Instrument No.20170731-0077147, Register's Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Thomas A. Stueck and Jonathan White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of July, 2017.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas A. Stueck,** as attorney-in-fact for **Craig J. Eslick and Joshua Boyd**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said **Craig J. Eslick and Joshua Boyd,** the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **Thomas A. Stueck,** and recorded simultaneously herewith in Instrument No. 20170731-0077146 and Instrument No. 20170731-0077147, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 21st day of July, 2017.

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

File No. 170519