BILL GARRETT, Davidson County
Trans:T20170078722 DEEDWARR
Recvd: 09/08/17 10:50 2 pgs
Fees:13.00 Taxes:2923.00
20170908-0092450

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M Garrison	Freedom Mtg	116080X00100C0
(NAME)	(NAME)	
404 Woodmont Hall Place	PO Box 94486	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Cleveland OH 44101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Aloysius Donovan Jr., unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David M Garrison, single man,** 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:

Being House 2A, of the Homes at Woodmont Hall Place II, as established in Declaration of Convenants, Conditions, and Restrictions for Homes at Woodmont Hall Place II, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140110-0002958, Amended at Instrument No. 20150702-0064148 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Aloysius Donovan, Jr., unmarried, by Special Warranty Deed from National Residential Nominee Services, Inc., recorded on March 8, 2016, of record in Instrument No. 20160308-0022007, in the Register's Office for Davidson, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 404 Woodmont Hall Place, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 5th day of September, 2017.

Michael Aloysius Donovan Jr.

State of Texas
County of HARRIS

Personally appeared before me Michael Aloysius Donovan Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2017.

Notary Public
My Commission Expires: 04/12/2020

File No.: 12387

SHAMBRIKA T SMITH
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-12-20
Notary ID # 12895524-6