WARRANTY DEED

Bill Garrett Davidson County
Batch# 19785 DEEDWARR
10/31/2017 02:02:13 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20171031-0111598

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Danielle Donahue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, [illegible] DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/6/[illegible]
(AFFIX SEAL)

TERRA W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Donahue	New Owner	
(NAME)	(NAME)	
700 Church Street Unit 706		92-5-2 13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS LOUIS PALMISANO, TRUSTEE OF THE THOMAS LOUIS PALMISANO LIVING TRUST U/A/D JULY 14, 2010**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH C. DONAHUE, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 706 of Bennie Dillon, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon of record in Instrument Number 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986, and in Instrument No. 20121217-0116226, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Thomas L. Palmisano by deed dated March 3, 2006, from Bennie-Dillon Development Company, LLC, of record in Instrument No. 20060303-0025071, Register's Office for Davidson County, Tennessee. Thomas L. Palmisano conveyed his interest in said property to Thomas Louis Palmisano, Trustee of The Thomas Louis Palmisano Living Trust U/A/D July 14, 2010, by Quitclaim Deed of record in Instrument No. 20100827-0068046, said Register's Office. Thomas L. Palmisano is the same person as Thomas Louis Palmisano.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 700 Church Street Unit 706, Nashville, Tennessee 37203
(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 hand this 27th day of October, 2017

THE THOMAS LOUIS PALMISANO LIVING TRUST

BY: Kevin Montgomery, Attorney in fact for Thomas Louis Palmisano, Trustee

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

FOR THOMAS LOUIS PALMISANO, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, having authority within the State and County aforesaid, Kevin D. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Thomas Louis Palmisano, Trustee of The Thomas Louis Palmisano Living Trust, as his attorney in fact and acknowledged that he executed the same as the free act and deed of Thomas Louis Palmisano, Trustee of The Thomas Louis Palmisano Living Trust.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2017.

Kathy Snider

Notary Public

