THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 22777 DEEDWARR
11/06/2017 02:23:47 PM 4 pgs
Fees: $23.00 Taxes: $495.80

20171106-0113951

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $134,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY

OF October, 2017:

Notary Public

My Commission Expires: 12-12-20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Gordon R. Donahoe and<br>Margaret A. Donahoe<br>618 Weatherbeaten Place<br>Hermitage, Tennessee 37076 | Churchill Mortgage Corporation<br>761 Old Hickory Blvd., Suite 400<br>Brentwood, TN 37027 | 064-12-OA-618.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SABRINA WADE AND WENDY SCOTT**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GORDON R. DONAHOE AND WIFE, MARGARET A. DONAHOE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 618, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Paul Winfrey and Shirley Winfrey, husband wife, by Warranty Deed from Edward B. Parkerson, III, a married man, of record in Instrument No. 20050701-0075993, recorded 7/1/2005, Register's Office of Davidson County, Tennessee. Paul Winfrey predeceased Shirley Winfrey, leaving the said Shirley Winfrey as the surviving tenant by the entirety. Shirley Winfrey is now deceased.

According to Affidavit of Heirship filed at Instrument No. 20171106-0113950, Davidson County Register of Deeds, Sabrina Wade and Wendy Winfrey Cloyd (also known as and being the same person as Wendy Scott) are the sole heirs of Shirley Winfrey, and thus title to the subject property vested in them by operation of law at the time of Shirley Winfrey's death.

This property is commonly known as **618 Weatherbeaten Place, Hermitage, TN 37076**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands as of the dates noted below:

[TWO SEPARATE SIGNATURE PAGES FOLLOW]

Sabrina Wade 10-19-17
**SABRINA WADE** **Date**

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 **SABRINA WADE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of October, 2017:

Amanda Minor
Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

10-19-17

WENDY SCOTT Date

STATE OF Missouri

COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WENDY SCOTT**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of October, 2017:

Notary Public

My Commission Expires: 12/5/2020

MICHAEL PLANK
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires: Dec. 5, 2020
Commission # 11239203