Return To: 18-0081
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett
Batch# 76962
04/06/2018 01:44:16 PM
Fees: $13.00 Taxes: $973.10

Davidson County
DEEDWARR
2 pgs

20180406-0032620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

# WARRANTY DEED

Subscribed and sworn to before me, this 29TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANITA L. LEA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathy Donkin and Thomas P. Donkin, a married couple | Origin Bank | |
| | (NAME) | |
| 4018 Havendale Drive | 1800 Hudson Lane Ste 2A | 041-04-0-086.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Monroe , LA. 71201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Frank Jerome Goodwin, William Timothy Goodwin, Jennifer G. Clark, and Claude Goodwin, Co-Executors of The Estate of William Frank Goodwin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathy Donkin and Thomas P. Donkin, a married couple, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 172 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 7, AS OF RECORD IN BOOK 3700, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM FRANK GOODWIN AND WIFE, WILLADEAN GOODWIN BY WARRANTY DEED FROM JAMES M. HENRY AND WIFE KATHLEEN M. HENRY, OF RECORD IN BOOK 4532, PAGE 17, REGISTER'S OFFICE FOR FOR DAVIDSON COUNTY, TENNESSEE. WILLIAM FRANK GOODWIN AND WIFE, WILLADEAN GOODWIN SUBSEQUENTLY CONVEYED A LIFE ESTATE IN AN UNDIVIDED ONE-HALF INTEREST IN AND TO SAID PROPERTY TO VERLA MAY GOODWIN BY WARRANTY DEED OF RECORD IN BOOK 4539, PAGE 997, CORRECTED BY CORRECTION AGREEMENT AT BOOK 5459, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. VERLA MAY GOODWIN DIED 6/23/1979. WILLADEAN GOODWIN SUBSEQUENTLY DIED ON 9/24/1989, SURVIVED BY HER HUSBAND WILLIAM FRANK GOODWIN. WILLIAM FRANK GOODWIN DIED, UNMARRIED AND TESTATE, ON JANUARY 23, 2018, AND BY WILL DIRECTED THAT THE PROPERTY BE SOLD. BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE OF WILLIAM FRANK GOODWIN, DECEASED, CASE 18P-277, ENTERED FEBRUARY 21, 2018, SAID WILL WAS ADMITTED TO PROBATE AND SIMULTANEOUSLY RECORDED HEREWITH IN INSTRUMENT NO. 20180406-0032619; FRANK JEROME GOODWIN, WILLIAM TIMOTHY GOODWIN, JENNIFER G. CLARK, AND CLAUDE GOODWIN WERE APPOINTED CO-EXECUTORS; AND THEY WERE AUTHORIZED TO MAKE THE WITHIN CONVEYANCE AS SUCH CO-EXECUTORS AS PURSUANT TO THE SAID ORDER BEING SIMULTANEOUSLY RECORDED HEREWITH IN INSTRUMENT NO. 20180406-0032618, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4018 Havendale Drive, Nashville, TN 37207
(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

# WARRANTY DEED
(Continued)

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 hand(s) this 29th day of March, 2018.

The Estate of William Frank Goodwin

BY: _____
Frank Jerome Goodwin, Co-Executor

BY: _____
William Timothy Goodwin, Co-Executor

BY: _____
Jennifer G. Clark, Co-Executor

BY: _____
Claude Goodwin, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Jerome Goodwin, William Timothy Goodwin, Jennifer G. Clark, and Claude Goodwin, as Co-Executors of the Estate of William Frank Goodwin, Deceased, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2018.

_____
Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072