Bill Garrett Davidson County
Batch# 80166 DEEDWARR
04/12/2018 10:36:05 AM 2 pgs
Fees: $13.00 Taxes: $1,700.15
20180412-0034430



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2018.

Notary Public

My commission expires: 12/1/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wayne Muirhead and Cynthia Muirhead	Wayne Muirhead and Cynthia Muirhead	187-00-0-127.00
727 Battle Road	727 Battle Road	
Nolensville, TN 37135	Nolensville, TN 37135	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael R. Donald and Andrea J. Donald, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Wayne L. Muirhead and Cynthia Muirhead, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 5 on the Plan of Resubdivision of Joseph T. Pomeroy, Sr. Property of record in Plat Book 6900, Page 998, 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 Michael R. Donald, unmarried and Andrea J. Ondera, unmarried, as tenants in common with rights of survivorship by Warranty deed from Patsy Smith Pence, married of record in Instrument No. 20140918-0085886 Register's Office for Davidson County, Tennessee, dated September 15, 2014; the said Michael R. Donald and Adrea J. Ondera having since married. Andrea J. Ondera now known as Andrea J. Donald.

Register's Office for Davidson County, Tennessee; the said Andrea J. Ondera having since married Michael R. Donald and is now known as Andrea J. Donald.

This is improved property known as 727 Battle Road, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Resubdivision of Joseph T. Pomeroy, Sr. Property of record in Plat Book 6900, Page 998, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10 day of April, 2018.

Michael R. Donald
By: Andrea J. Donald, Attorney in Fact
Michael R. Donald by Andrea J. Donald,
Attorney in Fact

Andrea J. Donald
Andrea J. Donald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Andrea J. Donald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Michael R. Donald as his attorney in fact.

Witness my hand and official seal this 10 day of April, 2018.

Mitchell A Watts
Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001056-526