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# 80457 DEEDWARR
04/13/2018 09:47:22 AM 2 pgs
Fees: $13.00 Taxes: $203.50
20180413-0034875

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Nic Stone and Laura Stone<br>4646 Robin Lane<br>Nolensville, Tennessee 37135 | Same as Owners | 147-03-0B-079.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES WILLIAM ALLEN DONNELL, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **NIC STONE and wife, LAURA STONE**, hereinafter called the Grantee, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. D-12 in a Horizontal Property Regime of Southern Hills Condominium, established by a Master Deed of record in Book 6594, Page 502. as set forth' in ExhibitA-2, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James William Allen Donnell, unmarried, by Warranty Deed from Vikki Shams, unmarried, of record in Instrument No. 20150831-0088288, recorded 8/31/2015, Register's Office for Davidson County, Tennessee.

This property is commonly known as **370 Wallace Road, Unit D-12, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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 my hand this 11 day of **April, 2018**:

James William Allen Donnell
**James William Allen Donnell**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES WILLIAM ALLEN DONNELL**, 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 11 day of April, 2018:

Notary Public

My Commission Expires: 5/23/18




PSTATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $55,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF APRIL, 2018:

Notary Public

My Commission Expires: 5/23/18

