ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Roger Moore & Connie Moore	{New Owners	} 10204017900 }
{6516 Mercomatic Court	{	} }
{Nashville, TN 37209	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David Donahue, Priscilla Donahue and Jennifer Kostrzewa (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Roger Moore and Connie Moore, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 804 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for said County.

Said Lot No. 804 fronts 75 feet on the southeasterly said of Mercomatic Court and runs back 138.8 feet on the northeasterly line and 143 feet on the southwesterly line, to a line in the rear on which is measures 75.1 feet.

Being the same property conveyed to David A. Donahue and wife, Mary D. Mohan from Kenneth J. Dreier and Glenda Dreier by Warranty Deed of record in Instrument No. 20010608-0060873, Register's Office for Davidson County, Tennessee. Mary D. Mohan predeceased her husband, David A. Donahue. David A. Donahue has since died on January 7, 2018 leaving his children, David Donahue, Priscilla Donahue and Jennifer Kostrzewa the above described property by descent and distribution of his sole heirs at law.

An Affidavit of Heirship is being recorded simultaneously therewith.

This is improved property known as 6516 Mercomatic Court, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. Subject to all matters as disclosed on plat of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee.
3. Covenants of record in Book 4017, page 699, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater, (for this transfer is $140,000.00.
(
(Subscribed and sworn to before me (this 17th day of April, 2018.
(
( )
((My Commission Expires:)

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 1, 2021

Bill Garrett Davidson County
Batch# 83681 DEEDWARR
04/23/2018 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00

20180423-0037960

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 17TH day of April, 2018.

David Donahue

Priscilla Donahue
By: David Donahue, Attorney in Fact

Jennifer Kostrzewa
By: David Donahue, Attorney in Fact

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Niagara

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Donahue with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Niagara Falls, NY this 17th day of April, 2018.

Notary Public

My Commission Expires: 5/02/20

Jessica Lee Litz
Notary Public - State of New York
No. 01LI6341403
Qualified in Niagara County
My Commission Exp. May 02, 2020

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Niagara

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Donahue, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Priscilla Donahue and who acknowledged that he executed the same as the free act and deed of Priscilla Donahue.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Niagara Falls, NY this 17th day of April, 2018.

Notary Public

My Commission Expires: 5/2/20

Jessica Lee Litz
Notary Public - State of New York
No. 01LI6341403
Qualified in Niagara County
My Commission Exp. May 02, 2020

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Niagara

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Donahue, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Jennifer Kostrzewa and who acknowledged that he executed the same as the free act and deed of Jennifer Kostrzewa.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Niagara Falls, NY this 17th day of April, 2018.

Notary Public

My Commission Expires: 5/20/28

Jessica Lee Litz
Notary Public - State of New York
No. 01LI6341403
Qualified in Niagara County
My Commission Exp. May 02, 2020