Bill Garrett Davidson County
Batch# 87753 **DEEDWARR**
05/03/2018 10:12:12 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20180503-0042202

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-18-2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 27 day of April, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wanda Hart	Same	**01807015000**
316 Mystic Hill Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kathy Donkin, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wanda Hart, married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 62 on the plan of Charleston Square Subdivision, Section Three, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Whitney, a single person, by Warranty Deed from William Gewinner, married, and Scott D. Bledsoe, married, as Tenants in Common with Full Rights of Survivorship, dated September 30, 2016, of record in Instrument No. 20161003-0103666, Register's Office for Davidson County, Tennessee. Kathy Whitney has since married and is now known as Kathy Donkin. Tom Donkin joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 316 Mystic Hill Drive, Goodlettsville, TN 37072.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Kathy Donkin Date: 04-27-18
Kathy Donkin

Tom Donkin by Kathy Donkin as attorney in fact Date: 04-27-18
Tom Donkin by Kathy Donkin as attorney in fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Kathy Donkin the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy Donkin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Tom Donkin, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book 20180503-0042201 Page _____, in said Register's Office.

Witness my hand and official seal at office, this 27th day of April 2018.

Debra Paulsson
Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

Authorization to Share Non-Public Private Information

I/we, the undersigned buyer/seller, do hereby authorize Signature Title Services, LLC to share the Closing Disclosure and/or ALTA Settlement Statement with the Real Estate Agents listed in the contract, Homeowner's Association management companies or any other entity connected to my closing transaction. I/we understand that this disclosure contains non-public private information.

I/we hereby agree to hold Signature Title Services, LLC , harmless from any action that disclosing this information could cause.

Kathy Donkin Date: 4-27-18
Kathy Donkin

STATE OF TN

County OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Donkin and , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me, the undersigned, on this date of: April 27, 2018.

Notary Public D L Paulsson

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER

_____ Date: _____
Wanda Hart

_____ Date: _____

STATE OF _____

County OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wanda Hart and , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me, the undersigned, on this date of: _____

Notary Public _____

My Commission Expires: _____