| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180516126** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $240,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of May, 2018.<br><br>Notary Public<br>My Commission Expires: |

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 98321 DEEDWARR
05/30/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $889.85
20180530-0051642

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Ronald E. Donovan and Christine K. Donovan<br>600 Belgium Drive<br>Hermitage TN 37076 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>075-12-0-025.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tasha L. Goddard a/k/a Tasha Turner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Eugene Donovan and Christine K. Donovan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 363, as shown on the map entitled Highlands of Tulip Grove Section 3, of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TASHA L. GODDARD, by deed from JEFFREY A. TAYLOR JR. AND CARLY TAYLOR, of record in Instrument No. 20110721-0055823, dated July 7, 2011, said Register's Office. Tasha L. Goddard having since married and is now known as Tasha Turner.

Jason Turner joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 075-12-0-025.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 140, said Register's Office.

This is improved property located at 600 Belgium Drive Hermitage TN 37076

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of May, 2018.

Tasha Turner

Jason Turner by Tasha Turner, his Attorney-in-Fact

his attorney-in-fact

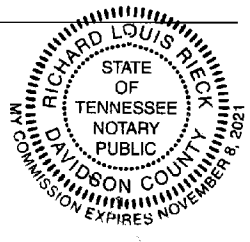
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tasha Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jason Turner and that she is authorized by Jason Turner to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of May, 2018.

Notary Public

My Commission Expires: _____



## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

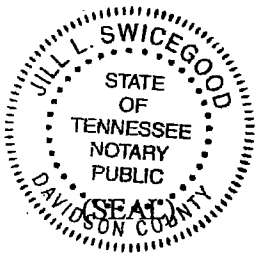
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 9/14/2018

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