WARRANTY DEED

Return to:

Greater Nashville Title Closing Co.
200 Madison St.
Madison, TN 37115

O-VRES-18-2512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 14519

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SANDRA BALENT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Clemencia C. De Donovan	**Gardner Financial Services LTD, dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	**52-13-B-10.00CO**
2512 Sonar Street	**3503 Paesanos Pkwy.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LACRESIA N. LIVELY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLEMENCIA C. DE DONOVAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 80 on the Plan of River Glen, Phase II-B, of record in Plat Book 6900, Page 819, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lacresia N. Lively by Warranty Deed from Sheila F. Mann, unmarried, recorded March 21, 2005 in Instrument No. 20050321-0030322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Pages 650 and 651, Register's Office for Davidson County, Tennessee;
- Right of Way Dedication of record in Plat Book 6900, Page 808, Register's Office for Davidson County, Tennessee;
- Conveyance of Common Area to Homeowner's Association of record in Instrument No. 20031126-0171892, Register's Office for Davidson County, Tennessee;
- Charter of Homeowner's Association of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee;
- Master Deed of record in Book 7566, Page 571, Book 7724, Page 293 and Instrument Nos. 20040915-0111299 and 20040915-0111301, Register's Office for Davidson County, Tennessee;
- Flowage Easement of record in Book 2200, Page 119, Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers of record in Book 7061, Page 172, Register's Office for Davidson County, Tennessee;
- Easement for Water Mains of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Book 7296, Page 484, Register's Office for Davidson County, Tennessee;
- Subject to the rights of others in and to the common areas and/or elements;
- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2512 Sonar Street, Nashville, Tennessee 37214**.

Bill Garrett Davidson County
Batch# 119614 **DEEDWARR**
07/24/2018 10:46:14 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180724-0072014

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 20th DAY OF JULY, 2018.

Lacresia N. Lively

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
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Nashville, TN 37212