THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180917890

Karen Y Johnson Davidson County
Batch# 152937 **DEEDWARR**
10/22/2018 08:49:31 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20181022-0104203

HUDSON LEWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $224,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael John Donahue 2845 McGavock Pike Nashville TN 37214	New Owner	Tax Parcel ID No. 073-03-0-056.00

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, **John Leavell Cole, unmarried and John Leavell Cole, as Executor of the Estate of Sherry L. Cole** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael John Donahue, a married man,** ("Grantee"), 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 No. 163 on the Plan of Sutherland Heights, Section 4 of record in Plat Book 2854, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George F. Cole III and wife, Sherry L. Cole by Warranty deed from James D. Simmons Jr., married of record in Book 11626, page 144, Register's Office for Davidson County, Tennessee, dated July 26, 1999 and recorded on August 19, 1999.

The said George F. Cole, III died on February 2, 2012, leaving his wife, Sherry L. Cole, as the surviving tenet by the entirety. The said Sherry L. Cole died testate February 27, 2018, and by her Last Will and Testament filed as Docket No. 18P859 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), devised the subject property to her stepson, John Leavell Cole, and further appointed him as executor of her estate with full power and authority to sell the subject property.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2854, Page 43, Register's Office for Davidson County, Tennessee.
Easement of record in Book 7586, Page 451, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2845 McGavock Pike Nashville TN 37214

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 15th day of October, 2018.

John Leavell Cole, individually

John Leavell Cole, as Executor of the Estate of Sherry L. Cole

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Leavell Cole with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Leavell Cole, 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 he is Executor of The Estate of Sherry L. Cole the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022