(7)

Karen Johnson Davidson County
Batch# 209266 DEEDWARR
03/25/2019 09:14:09 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20190325-0026512

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2019.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Torie Buche'	Bank of England	093-08-0-059
(NAME)	(NAME)	
1009 Davidson Street	5 Statehouse Plaza #500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Rosalyn Jean Horton and W. D. Donnell, Jr., devisees of the property pursuant to the Last Will and Testament of W. D. Donnell, Sr. admitted to probate in the Davidson County Probate Court Docket No. 19P162,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Torie Buche', a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 10 on the Map of Shelby Heights Subdivision, Section II, of record in Book 2854, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 borders 30 feet on the southerly margin of Ozark Street and 84.05 feet on the northerly margin of Davidson Street, and extends between the two, 161.7 feet on the easterly line and 176.5 feet, mere or less, on the westerly line.

Being the same property inherited by Grantors herein as the surviving secondary devisees under the Last Will and Testament of W. D. Donnell, Sr. (the "Will") admitted to probate in Davidson County Probate Court Docket No. 19P162, the said W. D. Donnell, Sr. having died on December 2, 2018, being unmarried at the time of his death (his wife, Irma Jean Donnell who was named as primary devisee under said Will having predeceased him on March 16, 2011), and having further been predeceased by an adult son, Johnny C. Donnell (who was named as a secondary devisee in said Will) on December 17, 2015, he being unmarried at the time of his death, and dying without issue. The devise to the said Johnny C. Donnell lapsed due to his death without issue surviving. Further being the same property inherited by W. D. Donnell, Sr. by intestate succession from his son, Johnny C. Donnell who died intestate on December 17, 2015 unmarried and without issue, leaving his father, W. D. Donnell, Sr., as his sole heir (see Affidavit of Heirship of record in Instrument No. 20160120-0005665, Register's Office for Davidson County, Tennessee). Further being the same property previously conveyed to the said Johnny D. Donnell (being one and the same as Johnny C. Donnell) by warranty deed from W. D. Donnell (being one and the same as W. D. Donnell, Sr.) dated July 31, 2012 and of record in Instrument No. 20120802-0068210 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as

1009 Davidson Street		Nashville, TN	37206
(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

File No.: 939-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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 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 GRANTEES, their heirs, successors 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 our hands this 19th day of March, 2019.

Rosalyn Jean Horton

W. D. Donnell, Jr.

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rosalyn Jean Horton and W. D. Donnell, Jr., devisees of the property pursuant to the Last Will and Testament of W. D. Donnell, Sr. admitted to probate in the Davidson County Probate Court Docket No. 19P162 ("GRANTOR"), 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19th day of March, 2019.

Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019