Karen Johnson Davidson County
Batch# 265181 DEEDWARR
08/01/2019 10:56:41 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20190801-0076022

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 31st day of July, 2019.

Notary Public
My commission expires: 1/17/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Render Ventures, LLC 3605 Westbrook Ave. Nashville, TN 37205	New Owner	104-05-0-247.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN J. WILLS, EXECUTRIX OF THE ESTATE OF MARY L. DONEGAN AND CAROLYN J. WILLS, BETTYE IVY, STEVE DONEGAN, AND GRACE NICHOLS, BENEFICIARIES OF THE ESTATE OF MARY L. DONEGAN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RENDER VENTURES, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 26th ward of the City of Nashville, Davidson County, Tennessee, being the easterly part of lot No. 465 on the map of Richland Realty Company's Division "C" as of record in book 421, page 31, Register's Office for said County,

Said part of Lot No. 465 fronts 65 feet on the southerly side of Westbrook Avenue and runs back 258 feet on the easterly line and 238 feet, more or less, on the westerly line to an alley, measuring 24.6 feet thereon.

Being the same property conveyed to J.C. Donegan and wife, Louise M. Donegan from John W. Springer and wife, Mildred D. Springer by Warranty Deed dated February 3, 1972 of record in Book 4574, page 355, Register's Office of Davidson County, Tennessee. The said J.C. Donegan having since deceased on April 10, 1987, leaving the property to Louise M. Donegan as the surviving tenant by the entirety. The said Louise M. Donegan having since deceased on June 18, 2018 and her estate having since been probated in Docket No. 18P-1990 and the beneficiaries having been named in her Last Will & Testament as Carolyn J. Wills, Bettye Ivy, Steve Donegan, and Grace Nichols and Carolyn J. Wills having been named the Executrix.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3605 Westbrook Ave, Nashville, TN 37205.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CJW
CJW

BI by CJW AIF
SO by CJW AIF
GN by CJW AIF

Witness my hand this the 31st day of July, 2019.

Estate of Mary L. Donegan

Carolyn J. Wills

Carolyn J. Wills, Executrix and Beneficiary

Bettye Ivy by Carolyn J. Wills her Attorney in fact

Bettye Ivy, Beneficiary, by Carolyn J. Wills, Attorney-in-Fact

Steve Donegan by Carolyn J. Wills his Attorney in fact

Steve Donegan, Beneficiary, by Carolyn J. Wills, Attorney-in-Fact

Grace Nichols by Carolyn J. Wills her Attorney in fact.

Grace Nichols, Beneficiary, by Carolyn J. Wills, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, Mark Bell, a Notary Public in and for the State and County aforesaid, personally appeared **Carolyn J. Wills**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executrix and Beneficiary of the Estate of Mary L. Donegan the within named bargainer, and that he/she as such Executrix and Beneficiary, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st of July, 2019.

My commission expires:

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of July, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared **Carolyn J. Wills** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bettye Ivy, by Specific Power of Attorney dated July 30, 2019, of record in Instrument No. 20190801007602l, register's Office of Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of Bettye Ivy.

Witness my hand and official seal this 31st day of July, 2019.

My Commission Expires:
1/17/21

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of July, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared **Carolyn J. Wills** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steve Donegan, by Specific Power of Attorney dated July 30, 2019, of record in Instrument No. 20190801007602O, register's Office of Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of Steve Donegan.

Witness my hand and official seal this 31st day of July, 2019.

My Commission Expires:
1/17/21

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of July, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared **Carolyn J. Wills** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Grace Nichols, by Specific Power of Attorney dated July 30, 2019, of record in Instrument No. 20190801007601g, register's Office of Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of Grace Nichols.

Witness my hand and official seal this 31st day of July, 2019.

My Commission Expires:
1/17/21

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

ON