Karen Johnson Davidson County
Batch# 280276 DEEDWARR
09/03/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20190903-0088795

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $645.000.00.

Affiant

Subscribed and sworn to me on August 30TH, 2019.

Carmen Coats
NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Paul Buchanan
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32761

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Becker 1021 Norfleet Drive Nashville, TN 37220	New Owner	145-12-029

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia L. Donahue, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto David Becker, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lakeview Manor, as of record in Book 2133, pages 39, 40 and 41, Register's Office for said County.

Said Lot No. 19 fronts 170 feet on the southerly side of Norfleet Drive and extends back 273.4 feet on the easterly line and 287.3 feet on the westerly line, to a dead line, measuring 171 feet thereon.

Being the same property conveyed to Robert G. Donahue and wife, Patricia L. Donahue by deed from David Chambers and wife, Elizabeth M. Chambers dated May 21, 1971 and recorded May 25, 1971 in Book 4504, page 974 in the Register's Office for Davidson County, Tennessee. The said Robert G. Donahue having since died on or about October 21, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7974, page 266, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1021 Norfleet Drive, Nashville, TN 37220.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 30th day of August, 2019.

Patricia L. Donahue

Patricia L. Donahue

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 30th, 2019, before me personally appeared Patricia L. Donahue to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 30th, 2019.

Alicia G. Parra

NOTARY PUBLIC

My Commission Expires: 3-3-20

ALICIA G. PARRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022