Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 320298 DEEDWARR
11/26/2019 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20191126-0122391

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2019.

Notary Public
My commission expires: 05/19/2020

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

13-1911-133532

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leslie Rachel Piper 600 Belgium Drive Hermitage TN 37076	Leslie Rachel Piper 600 Belgium Drive Hermitage, TN 37076	075-12-0-025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick Eugene Donovan, unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leslie Rachel Piper and husband, Ian Randolph Cox**, hereinafter called the Grantees, their 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. 363, on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tasha L. Goddard, a single woman by deed from Jeffrey A. Taylor Jr. and Carly Taylor, dated July 7, 2011, recorded July 21, 2011, of record in Instrument No. 20110721-0055823, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ronald Eugene Donovan and Christine K. Donovan, husband and wife by deed from Tasha L. Goddard a/k/a Tasha Turner, dated May 30, 2018, recorded May 30, 2018, of record in Instrument No. 20180530-0051642, Register's Office for Davidson County, Tennessee. Jason Turner, spouse of Tasha Turner, joined in this instrument to convey her marital interest, if any, in subject property.

Further being the same property conveyed to Patrick Eugene Donovan, an unmarried person by deed from Ronald Eugene Donovan and Christine K. Donovan, husband and wife, dated July 19, 2018, recorded July 19, 2018, of record in Instrument No. 20180719-0070689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 600 Belgium Drive, Hermitage, TN 37076.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 21 day of November, 2019.

Patrick Eugene Donovan

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick Eugene Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Fort Worth, Tx, this 25th day of November, 2019.

Notary Public

My Commission expires: 3/22/2021

TRENELL L. MILLER
Notary Public, State of Texas
Comm. Expires 03-22-2021
Notary ID 131056604

True Copy Certification

I, Lacey Chumley, 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 Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 5-19-2020

