Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 364163 DEEDWARR
02/27/2020 09:06:41 AM 2 pgs
Fees: $13.00 Taxes: $2,095.59

20200227-0021732

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $566,375.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clinton G. Smith	**CapStar Bank**	**Map 103-08-0 Parcel 202.00**
4124 Aberdeen Road	**2002 Richard Jones Road, Ste A300**	
Nashville, TN 37205	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Victor G. Donoho and wife, Elizabeth J. Donoho

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clinton G. Smith, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 8 of Block "K" on the Plan of Cherokee Park, Third Section, as of record in Plat Book 843, Pages 2 and 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Victor Donoho and Elizabeth J. Johnson, joint tenants with rights of survivorship by Deed dated October 16, 2013 from Murray Arons, of record in Instrument No. 20131018-0109009 and further conveyed to Victor G. Donoho and wife, Elizabeth J. Donoho by Quitclaim Deed dated March 10, 2016 from Victor Donoho, married and Elizabeth Johnson n/k/a Elizabeth Donoho, married, of record in Instrument No. 20160318-0025693, Register's Office for Davidson County, Tennessee.

Victor Donoho being one and the same person as Victor G. Donoho. Elizabeth J. Johnson being one and the same person as Elizabeth Johnson, Elizabeth Donoho, and Elizabeth J. Donoho.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 843, Pages 2 and 3, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 840, Page 663, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4124 Aberdeen Road, 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 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 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 **26th** day of **February, 2020.**

Victor G. Donoho

Victor G. Donoho

Elizabeth J. Donoho

Elizabeth J. Donoho

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Victor G. Donoho and Elizabeth J. Donoho,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **February, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.