Karen Johnson Davidson County
Batch# 407705 DEEDWARR
05/29/2020 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $7,585.00
20200529-0055549

#35326

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,050,000.00.

Ashley Hosken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Patrick Donnelly	First Horizon Bank	11704038900
(NAME) 2908 Oakland Avenue	(NAME) 12195 Metro Pkwy, Ste 2	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Fort Meyers, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15 day of May, 2020 by and between **ERICK WILKIE CATRON and MORGAN CATRON, husband and wife,** party of the first part, and **RYAN PATRICK DONNELLY and ERIN THOMAS HAFKENSCHIEL DONNELLY, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 20 and the Southerly 40 feet of Lot No. 21, on the Map of Belmont Terrace as of record in Book 421, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot 20 and the Southerly part of Lot 21 front together 50 feet on the Easterly side of Oakland Avenue and run back between parallel lines, 170.5 feet , more or less, to an alley.

Being the same property conveyed to Erick Wilkie Catron and Morgan Catron, a married Couple by Warranty Deed from Robert Scott Wright, Individually and CO-Executor and John Anthony Wright Individually and CO-Executor for the Estate of Paul Ramsey Wright, dated 06/29/2018, of record in Instrument 201807030064500, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ERICK WILKIE CATRON

MORGAN CATRON

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ERICK WILKIE CATRON, 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 at office this 31 day of March, 2020.

Commission expires 2.17.22

NOTARY PUBLIC JENNIFER I. KLUG STATE OF WISCONSIN

Notary Public

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MORGAN CATRON, 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 at office this 31 day of March, 2020

Commission expires 2.17.22

Notary Public

NOTARY PUBLIC JENNIFER I. KLUG STATE OF WISCONSIN

EXHIBIT A

All matters shown on the plat of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 702, Page 260, in the Register's Office for Davidson County, Tennessee.

Easement including terms and conditions thereof as recorded in Book 5689, Page 301 in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

