WARRANTY DEED

Karen Johnson Davidson County
Batch# 429137 DEEDWARR
07/01/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.15
20200701-0071014



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,472.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-22-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catherine Ann Taylor Living Trust, dated April 19, 2013	Same As Owner	
(NAME) 731 Cameo Drive	(NAME) 300 Carlsbad Village	119-12-0-033.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) #108A-444 Carlsbad, CA 92008	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-TWO AND NO/100 DOLLARS ($302,472.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RACHEL E. DONEGAN AND MATTHEW B. DONEGAN, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CATHERINE ANN TAYLOR LIVING TRUST, DATED APRIL 19, 2013, 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. 50 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 128.95 feet on the Westerly side of Cameo Drive, as measured around a slight curve, and runs back between lines, 179.38 feet on the Northerly line and 161 feet on the Southerly line, to a dead line in the rear, measuring 67 feet thereon.

Being the same property conveyed to Rachel E. Donegan and Matthew B. Donegan, wife and husband by Warranty deed from Kirkland Lee Donegan, Trustee, Donegan Family Trust, dated December 5, 2014 of record in Instrument No. 20160802-0079517 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 731 Cameo Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 the 30th day of June, 2020

Rachel E. Donegan

Matthew B. Donegan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of June, 2020, before me personally appeared Rachel E. Donegan and Matthew B. Donegan, wife and husband, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020