THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200628020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 443203 DEEDWARR
07/23/2020 12:27:13 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200723-0081170

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Brian Donegan and Candy Donegan 13431 Old Hickory Blvd Antioch TN 37013	New Owner	Tax Parcel ID No. 182-00-0-122.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vivian H. Fults, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Brian Donegan and Candy Donegan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 2 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in the general on the North by Old Hickory Blvd., on the East by Burkitt's Tract No. 3, on the South by Burkitt's Tract No. 18, on the West by Burkitt's Tract No. 1.

Commencing at a point in the South margin of Old Hickory Blvd. said point being Smith's Northeast corner; thence with the South Margin of said Blvd. South 85 degrees 30 minutes East 200 feet to the beginning; thence continuing with the South margin with the three following calls, South 85 degrees 30 minutes East 66 feet; North 69 degrees East 107 feet and North 51 degrees 30 minutes East 41 feet to an iron pin; thence with a new staked line South 6 degrees West 1675 feet to an iron pin; thence North 83 degrees 10 minutes West 200 feet to an iron pin; thence with a new staked line North 6 degrees 5 minutes East 1590 feet to the point of beginning, containing 7.30 acres, more or less.

Being the same property conveyed to Clay M. Fults and wife, Vivian H. Fults by Installment Deed with Lien Retained from Louise Burkitt, A. J. Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt of record in Book 5031, page 940, Register's Office for Davidson County, Tennessee, dated May 26, 1976 and recorded on June 04, 1976.

Clay M. Fults having since died on August 5, 1989 in Huntsville, AL.

Vivian H. Fults having since married William Middleton. William Middleton having since died on March 25, 2017 in Davidson County, TN.

Vivian H. Fults is also known as Vivian J. Middleton.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Deed Restrictions of record in Book 5031, Page 910, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is improved property located at 13421 Old Hickory Blvd Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2020.

Vivian H. Fults

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vivian H. Fults, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022