Karen Johnson Davidson County
Batch# 519646 DEEDWARRSP
11/20/2020 03:42:43 PM 7 pgs
Fees: $38.00 Taxes: $2,220.00
20201120-0137045

SPECIAL WARRANTY DEED

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public

My commission expires: 1/8/2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael N. Donahoe and Patsy P. Donahoe 944 Louisville Highway Goodlettsville, TN 37072	New Owner	018-16-0-180.00 019-13-0-019.00 019-13-0-020.00 019-13-0-021.00 019-13-0-022.00 019-13-0-023.00

FOR AND IN CONSIDERATION of the sum of Six Hundred One Thousand Four Hundred Nine and 91/100 Dollars ($601,409.91), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM C. BRUMMET JR.**, a resident of the Commonwealth of Kentucky ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **MICHAEL N. DONAHOE** and **PATSY P. DONAHOE**, husband and wife, each a resident of the State of Tennessee ("Grantee"), their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors and assigns forever. Grantor covenants that he 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 26th day of November, 2020.

WILLIAM C. BRUMMETT, JR.,
BY WILLIAM C. BRUMMETT, III
WITH POWER OF ATTORNEY

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William C. Brummett, III to me, known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William C. Brummett, Jr., and who acknowledged that he executed the same as the free act and deed of William C. Brummett, Jr.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 20th day of November, 2020.

NOTARY PUBLIC

My Commission Expires:
1/3/2024

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Tract I

Land in the 10th Civil District of Davidson County, Tennessee in the town of Goodlettsville, on the East side of Main Street, which was formerly known as Goodlettsville Nashville Pike, and described as follows:

Beginning at a point at the intersection of the center line of Church Street, and an open drainage ditch between Connell Street and Depot Street; thence North 21 degrees 03 minutes West along the center line of Church Street 202.5 feet to a point; thence North 75 degrees 42 minutes West along the southerly line of Pentecostal Church property and W. F. Evans property 645 feet to a point in the eastern margin of U. S. Highway 31-W (Main Street); thence South 15 degrees 13 minutes East along said right of way 150.0 feet to offset in right of way; thence North 75 degrees 42 minutes West along said right of way 22.0 feet to a point; thence following said right of way, South 15 degrees, 13 minutes East 30.8 feet to a point; being the northwest corner of Clendening property. Thence North 73 degrees 47 minutes East 225.0 feet to a concrete monument; thence South 15 degrees 13 minutes East 65.0 feet to the center of an open drainage ditch; thence following the meanders of the open drainage ditch in a downstream direction (easterly) 469 feet more or less to the point of beginning.

Being the same property conveyed to William C. Brummett, Jr. by Warranty Deed dated May 24, 1989 from Leon D. Shaw and wife, Ruth Shaw of record in Book 7850, page 533, said Register's Office. Also, being the same real property conveyed to LEON D. SHAW and W. C. BRUMMETT, JR., by deed of Sam D. Hodges, III, Trustee and J. M. Grissim, Trustee of record in Book 6738, page 266, Register's Office for Davidson County, Tennessee.

Tract II

Situated in the Town of Goodlettsville, Tennessee, on the north side of Connell Street and further described as follows:

Beginning in the center of Connell Street at A. M. Hitt's southeast corner; thence with A. M. Hitt's easterly line 175 feet, more or less, to the center of a branch, Newbern's line; thence easterly with said branch 83 feet; thence southerly 175 feet, more or less, to center of Connell Street; thence westerly with Connell Street 83 feet to the beginning.

Being part of the same property conveyed to William C. Brummett, Jr. by Warranty Deed dated May 24, 1989 from Leon D. Shaw and wife, Ruth Shaw of record in Book 7850, page 529, said Register's Office. Also, being the same real property conveyed to LEON D. SHAW and W. C. BRUMMETT, JR., by deed of Goldie Farmer, also known as Goldie Farmer Hitt of record in Book 7516, page 359, Register's Office for Davidson County, Tennessee.

Tract III

A tract of land in the 10th Civil District of Davidson County, Tennessee in the Town of Goodlettsville, and described as follows:

Beginning at a point at the center line of Connell Street at the southeast corner of the property of S. H. Wilhoite, formerly Mrs. J. S. Willis; thence along Wilhoite's easterly line, northerly 175 feet to a branch

in the Newbern's line; thence with Newbern's line, easterly 50 feet to the northeast corner of a lot now owned by S. H. Wilhoite, formerly J. F. Ray; thence along Wilhoite's westerly line, southerly 175 feet to the center line of Connell Street; thence with the center line of the same westerly 50 feet to the point of beginning.

Being part of the same real property conveyed to William C. Brummett, Jr. by Warranty Deed dated May 24, 1989 from GIBSON FIGBERGLASS PRODUCTS, INC. of record in Book 7850, page 536, Register's Office for Davidson County, Tennessee.

Tract IV

Land in the 10th Civil District of Davidson County, Tennessee being a small tract in the Town of Goodlettsville, and described as follows

Beginning at a point at the center line of Connell Street at the southeast corner of the property to H. S. Willis; thence with his line, northerly 175 feet, more or less to the center line of a branch in the south line of the Newbern property; thence with Newbern's south line, along the center line of said branch, easterly 50 feet to the northeast corner of Saunders, formerly Miranda Hitts property; thence with Saunders' westerly line, southerly 175 feet more or less, to the center line of Connell Street; thence with the center line of the same 50 feet to the beginning.

Being part of the same real property conveyed to William C. Brummett, Jr. by Warranty Deed dated May 24, 1989 from GIBSON FIGBERGLASS PRODUCTS, INC. of record in Book 7850, page 536, Register's Office for Davidson County, Tennessee.

Tract V

Land in Davidson County, Tennessee, situated in the Town of Goodlettsville, Tennessee fronting on Connell and Church Streets, described as follows:

Beginning at a point in Connell and Church Streets, running with Connell Street west 100 feet more or less to a point, formerly Saunders southeast corner, thence northerly with said Saunders' east line to center of branch, Saunders northeast corner and G. L. Newbern's line; thence with center of said branch and Newbern's south boundary line East to center of Church Street 100 feet, more or less; thence southerly with center of Church Street 175 feet, more or less, to the beginning.

Being part of the same property conveyed to William C. Brummett, Jr. by Warranty Deed dated May 24, 1989 from Leon D. Shaw and wife, Ruth Shaw of record in Book 7850, page 529, said Register's Office. Also, being the same real property conveyed to W. C. Brummett, Jr. and Leon D. Shaw by deed of Ray J. Pearson of record in Book 7471, page 13, Register's Office for Davidson County, Tennessee.

Tract VI

Being a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract I: Beginning at the S.W. corner of Church and Reed Streets running thence westerly with the southerly margin of said Reed Street; thence southerly parallel with said Church Street 100 feet; thence easterly parallel with said Reed street to Church Street; thence northerly with the westerly margin of Church Street 100 feet to the beginning.

Tract II: Being the easterly 40 feet of Lot No. 1 on the Map of W. C. Moncrief & Company's Plan of part of the Henry Hararastle Land, as of record in Book 1681, page 191, R.O. for said County. Said part of said lot fronts 40 feet on the southerly side of Reed street sometimes called Depot Street, and runs back between lines 141 feet on the easterly line and 140 feet more or less on the westerly line, to a dead line, measuring 40 feet thereon.

Tract III: Land in the 10th formerly the 20th Civil District of said County, described as follows: Beginning at a point in the center of Church Street, 100 feet southerly from the intersection of the center line of said Church Street and the center line of Reed Street, said point being the southeast corner of the Pentecostal Church property; thence with the center of said Church Street, southwardly 60 feet to the northeast corner of the property conveyed to G. L. Newbern of record in Book 115, page 177, R.O. for said County; thence with the northern boundary line of said Newbern property, westwardly 100 feet, more or less, to the eastern boundary line of the property conveyed to J. Henry Hardcastle by deed from B. P. Gilbert and wife, of record in Book 782, page 479, said Register's Office, now owned by Frank Landers; thence with said line, northwardly 60 feet to the Southwest corner of said Pentecostal Church property; thence with the southern boundary line of said Church property, Eastwardly 100 feet, more or less to the beginning.

Being the same property conveyed to William C. Brummett, Jr. and wife, Gloria J. Brummett by Warranty Deed dated April 20, 1990 from Larry Ozanne and wife, Karen Ozanne of record in Book 8093, page 633, Register's Office for Davidson County, Tennessee. Gloria J. Brummett has predeceased William C. Brummett, Jr., leaving William C. Brummett, Jr. as the sole successor-in-interest to the property.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Matters shown on the Plan of record in Book 974, page 37, said Register's Office. (Tract VI)

3. Restrictive Covenants contained in instrument of record in Book 1390, page 370, said Register's Office. (Tract VI)

4. All matters of record.

5. Any encroachment, encumbrance, violation, variance or adverse circumstance affecting title to the Property that would be disclosed by an accurate and complete land survey of the Property.