NEW OWNER:

JOHN SULLIVAN DONLON
760 GEORGETOWN DRIVE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-0790

Map 115
Group 3
Parcel 75.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 536102 **DEEDWARR**
12/16/2020 03:15:09 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00

20201216-0148951

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Eighty Thousand and 00/100 Dollars ($780,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK J. DONLON and ELLEN S. DONLON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN SULLIVAN DONLON and ABBY BONNETTE DONLON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 12 on the Plan of Crest Meade, Section 1, as shown on the plat of the same of record in Plat Book 2331, Page 153, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 12 fronts 118.1 feet on the Northeasterly side of Georgetown Drive and runs back between parallel lines, 465.3 feet on the Northwesterly line, and 520 feet on the Southeasterly line, to a dead line in the rear on which it measures 133 feet.

Being the same property conveyed to PATRICK J. DONLON and ELLEN S. DONLON by Warranty Deed from Amy Lynn Williams Buck and her husband, Robert Clyburn Buck, Jr., dated November 7, 2017, and of record in Instrument No. 20171208-0125564, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **760 GEORGETOWN DRIVE, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 153, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of December, 2020.

X _____
PATRICK J. DONLON

X _____
ELLEN S. DONLON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICK J. DONLON and ELLEN S. DONLON**, 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 office this 8th day of December, 2020.

_____
NOTARY PUBLIC

My commission expires: 12/31/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$780,000.00.**

AFFIANT

Sworn to and subscribed to before me this 8th day of December, 2020.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY