THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 221143076**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 20th day of December, 2022. Notary Public My Commission Expires:

GREGORY POLIN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires 05-15-2024

Karen Johnson Davidson County
Batch# 954255 DEEDWARR
12/21/2022 01:42:04 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20221221-0131848

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blair Tynes and Sara A. Tynes 760 Georgetown Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 03 0 075.00

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, **John Sullivan Donlon and Abby Bonnette Donlon, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Blair Tynes and Sara A. Tynes, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee and being known and designated as all of Lot No. 12 on the Plan of Crest Meade, Section I, as shown on the plat of the same of record in 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 John Sullivan Donlon and Abby Bonnette Donlon, husband and wife, by Warranty Deed from Patrick J. Donlon and Ellen S. Donlon, husband and wife, of record in Instrument No. 20201216-0148951, in the Register's Office of Davidson County, Tennessee, dated December 08, 2020, and recorded on December 16, 2020.

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., of record in Instrument No. 20171208-0125564, in the Register's Office of Davidson County, Tennessee, dated November 07, 2017, and recorded on December 08, 2017.

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 and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crest Meade, Section I, as recorded in Book 2331, Page 153.

Restrictive Covenant for detached structure recorded in Instrument No. 20200326-0033090.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 760 Georgetown Drive Nashville TN 37205

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 20th day of December, 2022.

John Sullivan Donlon

Abby Bonnette Donlon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Sullivan Donlon and Abby Bonnette Donlon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025