WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/01 15:44 2pgs
Fees:11.00 Taxes:325.23

20010614-0063186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Patrick McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/9/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick McDonald	ABN AMRO Mortgage Group, Inc	133-12-0-334
(NAME) 3804 Scotwood Drive	(NAME) P.O.Box 57068	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margret K. Hestla , unmarried, n/k/a Margaret K. Cates, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick McDonald, 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:

Being Lot No. 2 on the Plan of the Addition to Greenwood Hills, Section One, as of record in Plat Book 4955, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margret K. Hestla, unmarried, n/k/a Margaret K. Cates, married by deed from W. Wesley Eckenfelder and wife, Kathleen H. Eckenfelder of record in Deed Book 9560, page 93, Register's Office for said County.

Notice and Waiver must be executed.

Lien Affidavit to be executed.

Subject to all matters as set forth per Plat Book 4955, Page 118, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5209, Page 325, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

unimproved ☐

This is improved ☒ property, known as 3804 Scotwood Drive, Nashville, TN 37211
(House Number) (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 29th day of May, 2001.

Margaret K. Hestla n/k/a Margaret K. Cates

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Margaret K. Hestle, unmarried, n/k/a Margaret K. Cates, married the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th Day of May, 2001

My Commission Expire: 9-28-2002

Notary
MARY FRANCES ROYCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number: 12104196

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027