14802-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE JANUARY 2, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~April 1, 2002~~ 5/29/05

(AFFIX SEAL)

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/03/02 15:25 2pgs
Fees:13.00 Taxes:408.85
20020103-0001270

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. McDonald	Countrywide Home Loans, Inc.	Map 73-16A, Parcel 207.00 CO
207 Cumberland Trace	4500 Park Granada	3DZ 85716
Nashville, Tennessee 37214	Calabasas, CA 91302-1613	
(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, **DARRELL M. MAGGARD, AND WIFE, BONNIE J. MAGGARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM L. MCDONALD, AND WIFE, HELEN H. 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 Unit No. 207 as shown on the plat of Cumberland Trace of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6218, Page 528, said Register's Office.

BEING the same property conveyed to Darrell M. Maggard and wife, Bonnie J. Maggard by Quitclaim deed of record in Book 6772, Page 502, and by Warranty Deed of record in Book 6738, Page 684, said Register's Office.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6218, Page 528, said Register's Office, but deleting any convenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604(c).
Subject to By-Laws of record in Book 6218, Page 563, and Quitclaim Deed for Common Areas of record in Book 6218, Page 525, said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 207 Cumberland Trace, Nashville, TN 37214

(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 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 January 2, 2002.

Darrell M. Maggard

Bonnie J. Maggard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named Darrell M. Maggard, and wife, Bonnie J. Maggard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this January 2, 2002

Commission expires: April 1, 2002

Louise N. Tynes Notary Public

LOUISE N. TYNES NOTARY PUBLIC DAVIDSON CO. TENN. LARGE