WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR, VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2002.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 12/18/02 11:16 2pgs
Fees:13.00 Taxes:432.90
20021218-0156098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dickie Joseph McDonald	Columbia National Incorporated	075-13-0-186.00
(NAME)	(NAME)	
304 Bonnacraft Drive	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Columbia, MD 21045-6050	
(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, **David L. Witt, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dickie Joseph McDonald, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hermitage Hills Subdivision, Section 1, of record in Plat Book 2900, pages 48 and 49, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David L. Witt, unmarried, by Warranty Deed dated January 31, 1994 executed by Lura E. Clarno and Gordon W. Clarno and appearing of record in Book 9239, page 202, Register's Office for Davidson County, Tennessee.

Davidson County property taxes for 2002 due and payable in the amount of $998.40, all priors paid and all subsequent years, a lien, not yet due and payable. (075-13-0-186.00)

Subject to any and all matters as shown on plat of record in Plat Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee.

DW
BJW

Susan J. Witt, spouse of the within named David L. Witt, joins in this conveyance for the sole purpose of conveying any and all right and title to subject property, especially her marital rights, if any.

unimproved ☐

This is improved ☒ property, known as 304 Bonnacroft Dr., Hermitage, TN 37076

(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 16th day of December, 2002.

David L. Witt

Susan J. Witt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared David L. Witt and wife, Susan J. Witt, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on the 16th day of December, 2002.

NOTARY PUBLIC

My Comm. Expires:

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12212016

RETURN TO:

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