WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,987.00

Kenneth J. MacDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:. 11-27-04
(AFFIX SEAL)

#544
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. MacDonald	Franklin American Mortgage Company	63-16B-202
(NAME)	(NAME)	
1148 Dawnwood Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(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, Mark S. Adema, and wife Amber E. Adema, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. MacDonald, unmarried, 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. 284 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development of Record in Plat Book 6900, Page 403, as amended in Book 6900, Page 550, and corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark S. Adema, by Warranty Deed from Terry N. Richardson of record as Instrument 200006220062321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark S. Adema, by Warranty Deed from Terry N. Richardson of record as Instrument 200006220062321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1148 Dawnwood Drive, Old Hickory, TN 37138
(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.

Davidson County DEEDWARR
Recvd: 03/24/03 15:56 2pgs
Fees:13.00 Taxes:488.35
20030324-0038953

Witness my/our hand(s) this 27th day of February, 2003.

Mark S. Adema

Amber E. Adema

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 Mark S. Adema, and wife Amber E. Adema, 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 Nashville, Tennessee this 27th day of February, 2003.

Commission expires:

11-27-04

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Deborah K. Devine Notary Public