WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/03 09:35 2pgs
Fees:13.00 Taxes:680.80

20030731-0108463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-15-04

(AFFIX SEAL)

LAURIE M. HART NOTARY PUBLIC Notary Public At Large 12-15-2004 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Elizabeth Freeman	Same	171-03-0-B 177.00 CO
(NAME)	(NAME)	
641 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37214		
(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, Julie McDonald now known as Julie Maples and husband, Todd Maples, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Elizabeth Freeman, unmaried and Donna Freeman, married, as joint tenants with rights of survivorship, 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. 117 on the Plan of First Revision Phase One Section Four Townhomes of Fredericksburg, as of record in Plat Book 9700, page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Julie McDonald, unmarried by deed from Pulte Homes Tennessee Limited Partnership of record in Book 11708, Page 310, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Todd Maples joins in the Deed of Trust solely to relinquish any marital rights she/may have in the property by virtue of his/her marriage to Julie McDonald Maples, but he/she is in no way obligated for the repayment of the indebtedness secured by Deed of Trust.

Julie McDonald and Julie McDonald Maples are one in the same person.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Boulevard Condominium 412, Brentwood, TN 37027

(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 hand this 28th day of July, 2003.

Julie McDonald n/k/a Julie McDonald Maples

Todd Maples

STATE OF TENNESSEE

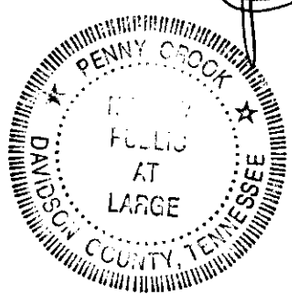
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie McDonald n/k/a Julie McDonald Maples and Todd Maples 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 Brentwood, Tennessee this 28th day of July, 2003.

Commission expires: 9/25/04

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027