STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2003.

Deputy Register

Davidson County DEEDWARR
Recvd: 08/01/03 09:45 3pgs
Fees:18.00 Taxes:610.50

20030801-0109197

DO NOT WRITE ABOVE THIS LINE – OFFICIAL USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this **18th** day of **July, 2003**,

by first party, **John C. Daniels**, an individual, ☐ married ☒ unmarried (hereinafter referred to as "Grantor") whose post office / mailing address is

504 Appleseed Court, Antioch, TN 37013

to the second parties, **Mike McDaniel** and **Betty Sue McDaniel**, Husband and Wife, as joint tenants with rights of survivorship (hereinafter referred to as "Grantees") whose post office / mailing address is

2548 Forest View Drive, Antioch, TN 37013.

WITNESSETH, That the first party, for good consideration and for the sum of

One Hundred Sixty Five Thousand and no..... Dollars (**$165,000**)

in hand paid, by the said second parties, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey unto the said second parties forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of **Davidson**, State of Tennessee, free and clear of encumbrances except as specifically set forth herein and warrant the title against all persons whomsoever, to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book **6097**, Page **163**, of the Recorder of **Davidson** County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is **$165,000**.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the above described property owned by Grantor.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantees and Grantees' heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

THE PROPERTY BEING CONVEYED:

1. ☒ is not a part of the homestead of Grantor, or
2. ☐ is a part of the homestead of Grantor,

and if Grantor is married, the conveyance is joined by both Husband and Wife with both Husband and Wife hereby releasing all rights of homestead and dower.

TAXES for tax year **2003** shall: ☐ be prorated between Grantor and Grantees as of the date of execution ☐ be paid by Grantor ☒ be paid by Grantees.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signature of Grantor
John C. Daniels
(Print name of Grantor)

State of Tennessee
County of Davidson

On this **18th** day of **July**, in the year **2003**, before me personally appeared **John C. Daniels** known to me to be the person(s) who is/are described in, and who executed the foregoing instrument and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Signature of Notary Title (Seal)
My Commission Expires on My Commission Expires MAR. 27 2004

****

PREPARER

This document, including legal description, prepared/drafted ☐ under the supervision of the following Tennessee attorney **OR** ☒ by a party to this instrument whose name and address appear below.

Signature
Name: **John C. Daniels**
Address: **504 Appleseed Court**
City: **Antioch** State: **TN** Zip: **37013**
Phone: **(615) 941-5014**

Please return to the Grantees, at tax statement address below, after recording

SEND TAX STATEMENTS TO GRANTEES:

Name(s): **Mike McDaniel and Betty Sue McDaniel**
Address: **2548 Forest View Drive**
Antioch, TN 37013

DESCRIPTION OF PROPERTY
FOR WARRANTY DEED DATED
July 18th, 2003
Grantor: **John C. Daniels**
Grantee: **Mike McDaniel** Grantee: **Betty Sue McDaniel**

LAND in Davidson County, Tennessee being lot No. 226 on the plan of Section One Forest View Park, of record in Book 3700, page 109 and 110, Register's Office for said County.

MAP / PARCEL NUMBER: 150-9-56 / 2D-52680

SAID Lot No. 226 fronts 81.0 feet on the westerly margin of Forest View Drive and extends back between parallel lines, 204.11 feet to a dead line.

BEING the same property conveyed to John C. Daniels by deed from Benjamin T. Jordan, Jr. et ux Ellen J. Jordan of record in book 6097 page 163, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive convenants of record in Book 4115, page 674, said register's Office, and to the matters set forth in the above referenced plan of record.

Grantor: John C Daniels

Patricia M. Davis 7/18/03

