WARRANTY DEED

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Melissa A. Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 27th DAY OF August, 2003

Garrison
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number: 75-9-78
Scott Kimberly	Flagstar Bank	
247 Bonnalynn Drive	5151 Corporate Drive	Group
Hermitage, TN 37076	Troy Mi 37214	Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hugh A. McNaughten** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Kimberly** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Hermitage Hills, Section ii, as revised, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 208 fronts 85 feet on the Northeasterly side of Bonnalynn Drive and runs back between lines, 149.9 feet on the Southeasterly line and 148.0 feet on the Northwesterly line to a dead line on which it measures 78 feet.

Being the same property conveyed to Hugh A. McNaughten, a married man, by Warranty Deed from Sherri Green and Kevin L. Smith dated 8-15-2003 and recorded 8/22/03 in Instrument No. 20030822-0122083, Register's Office for Davidson County, Tennessee.

☐ Unimproved
This is ☐ Improved property known at **247 Bonnalynn Drive** **Hermitage,** **TN** **37076**
(House No.) (Street) (P.O.Address) (City or Town) (State) (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 **27th day of August, 2003**

Hugh A. McNaughten
Hugh A. McNaughten

Davidson County DEEDWARR
Recvd: 09/08/03 15:39 2pgs
Fees:13.00 Taxes:275.85

20030908-0131001

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **Hugh A. McNaughten** a Notary Public in and for said County and State, within named Hugh A. McNaughten be within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, this **27th day of August, 2003**

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TENN.

Notary Public TGarrison

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

MY COMMISSION EXPIRES: JAN. 25, 2006

Before me the undersigned, a Notary Public for the State and County aforesaid, person **Hugh A. McNaughten** the within named bargainor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the , the Corporation by himself

Witness my hand and official seal at _____, this **27th day of August, 2003**

Notary Public

My Commission Expires: _____