WARRANTY DEED

B-3861
Jack Case Wilson Title Assoc
7100 Executive Ctr. Dr. # 15
Brentwood, TN 3702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Jammy Davalos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2003

Notary Public

MY COMMISSION EXPIRES: 2-8-04

(AFFIX SEAL)

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 01/02/04 10:26 2pgs
Fees:13.00 Taxes:403.30

20040102-0000299

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine McDonald	GMAC	95-07-60.00
(NAME)	(NAME)	
2319 Deerwood Road	P. O. Box 780	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Waterloo, IA 50704-0780	
(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, Peggy Stagner Hanes and Anthony B. Hanes , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine McDonald and husband, Donald McDonald and Peter Christopher Sonier, 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:

Being Lot No. 200 on the Plan of Merry Oaks, as of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy Stagner by deed from Timothy J. Campbell and wife, M. Renee Campbell of record in Deed Book 9135, page 100, Register's Office for said County, executed on 10/29/93 and filed on 11/02/93.

Subject to all matters as set forth per Plat Book 1835, Pages 67 and 68, Register's Office of said County.

The said Peggy Stagner having since married and is now known as Peggy Stagner Hanes.

The said Anthony B. Hanes joins in this conveyance to convey any and all marital rights and interest he may have in said property.

unimproved ☐

This is improved ☒ property, known as 2319 Deerwood Road, Nashville, TN 37214

(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

A.B.H.

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 19th day of December, 2003.

Peggy Stagner Hanes

Anthony B. Hanes

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 Peggy Stagner, aka Peggy Stagner Hanes and Anthony B. Hanes, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/19/2003

My Commission Expires: 2-8-07

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File Number23120142
RETURN TO:
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216 Centerview Drive
Suite 139
Brentwood, TN 37027