WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/04 09:14 2pgs
Fees:13.00 Taxes:466.20

20040927-0115898

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$126,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of September 2004

Notary Public
My Commission expires: 2/13/10
(Affix Seal)

MARK K REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alycia White	Same	052-04-0-C-021.00CO
804 Usher Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brenda A. McClellan, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alycia White, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of Ravenwood, of record in Instrument Number 20001211-0121554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda A. McClellan, unmarried, by deed from Ricky Earps, on March 26, 2002, of record in Instrument Number 20020402-0039494, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20001211-0121554, Register's Office Davidson' County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20001227-0126010; and Instrument Number 20001115-0113155, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20001115-0113156, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20001206-0120005, Register's Office for Davidson County, Tennessee.

This is improved property known as: **804 Usher Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 10, 2004.

BAMcClellan
Brenda A. McClellan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brenda A. McClellan, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 10, 2004

My commission expires 4-2-08

Notary Public

