WARRANTY DEED

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

CAROL R. RIVERS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-22-05

(AFFIX SEAL)

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

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

b-4659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwendolyn McKee	Same / Dan Wilson	164-10-0-A-080.00-CO
(NAME)	(NAME)	
2308 Cloudgrove Point		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/01/05 10:32 2 pgs
Fees:13.00 Taxes:721.50

20050901-0104918

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, Travis N. Massingill and wife, Andrea S. Massingill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gwendolyn McKee, an unmarried woman, 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. 228 on the Plan of Village Two Summerfield, of record in Instrument No. 20000929-0096421, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Travis N. Massingill and wife, Andrea S. Massingill by Warranty Deed from Southern Home Builders, LLC, a Tennessee Limited Liability Company, dated October 30, 2002, of record in Instrument No. 20021111-0138740, Register's Office for 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.

unimproved ☐

This is improved ☒ property, known as 2308 Cloudgrove Point, Antioch, TN 37013

(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 our hands this 30th day of August, 2005.

Travis N. Massingill
by Debra S. Coleman Attorney in fact
Travis N. Massingill
By: Debra S. Coleman, Attorney in fact

Andrea S. Massingill by Debra S. Coleman Attorney in Fact
Andrea S. Massingill
By: Debra S. Coleman, Attorney in fact

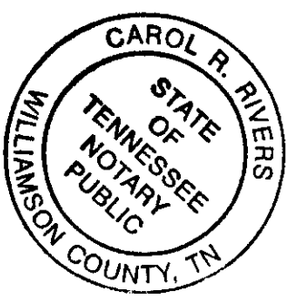
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Debra S. Coleman, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Travis N. Massingill and Andrea S. Massingill, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Travis N. Masssingill and Andrea S. Massingill.

Witness my hand and Notarial Seal this August 30, 2005.

Carol R Rivers
Notary Public

My Commission Expires: 11/10/08



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