File No. 251100934

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 07:32 2 pgs
Fees:13.00 Taxes:454.73
20051227-0153190

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 8/11

(AFFIX SEAL)

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter McAdams	United Mortgage Lenders	Map 151-10-A-289
(NAME) 7121 South Hampton	(NAME) 404 BNA Dr., Ste 304	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37217	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Christopher W. McGee, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter McAdams, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 214, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat of record in Plat Book Instrument # 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher W. McGee, Unmarried by deed from Ole South Properties, Inc. of record in Deed Book 20040805-0094377, recorded on 8/5/2004 at the Register's Office for said County.

Restrictive Covenants of record in Deed Instrument # 20010531-0056382, and in Deed Instrument # 20031111-0164945, Register's Office of said County.

Subject to Easements as shown of record in Deed Book 8197, Page 288, Deed Book 9661, Page 919, Deed Book 2338, Page 466, Deed Instrument # 20000906-0088272, Deed Instrument # 20001030-0107415 and in Deed Instrument # 20000906-0088271, Register's Office for said County.

Subject to all matters as shown of record in Deed Book 4446, Page 423, Deed Book 4535, Page 351, Deed Instrument # 20010531-0056383, Deed Instrument # 20010531-0056381, Deed Instrument # 20020718-0086411, Register's Office for said County.

Subject to Reservation for graveyard and right of way 20 feet wide for ingress and egress as shown of record in Deed Book 1115, Page 302, Deed Book 1101, Page 457, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7121 South Hampton, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 21st day of December, 2005.

Christopher W. McGee

Christopher W. McGee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher W. McGee, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of December, 2005.

Commission expires:

EXPIRATION DATE: 10-12-08

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 251100934

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122