Davidson County DEEDWARR
Recvd: 02/14/06 10:44 2 pgs
Fees:13.00 Taxes:419.95

20060214-0017713

THIS INSTRUMENT PREPARED BY:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067

WARRANTY DEED

Address of New Owners:
4700 Ashley Way
Hermitage, TN 37076

Send Tax Bills to:
4700 Ashley Way
Hermitage, TN 37076

Parcel Number: 76-5-169

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Bobby J. Fugate, II and Julie S. Fugate

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Sandra K. McCord
Unmarried

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

BEING LOT NO. 17, ON THE PLAT OF ASHLEY PLACE, OF RECORD IN PLAT BOOK 7900, PAGE 123, AS AMENDED BY CERTIFICATION OF CORRECTION OF RECORD IN BOOK 8307, PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BOBBY J. FUGATE, II, A SINGLE PERSON BY WARRANTY DEED FROM MICHAEL ALAN BROWN, JR., UNMARRIED, RECORDED ON THE 18TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040318-0030800, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This is unimproved (X) property, known improved ( ) 4700 Ashley Way, Hermitage, TN, 37076.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 9th day of February, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bobby J. Fugate, II _____ (Seal)

Julie S. Fugate _____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, , a Notary Public in and for said County and State, Bobby J. Fugate, II and Julie S. Fugate the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin this 9th day of February, 2006.

Notary Public
My Commission Expires: My Commission Expires June 2009

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $113,500.00.

Subscribed and sworn to before me this 9th day of February, 2006.

Affiant Monica Sucker

Notary Public Julia Batten

My commission expires: 2/24/09
(Affix Seal)

