21429

Davidson County DEEDWARR
Recvd: 02/16/06 14:37 2 pgs
Fees:13.00 Taxes:799.20

20060216-0019045

(1) B4436

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2006.

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

Notary Public
My commission expires:

02-0601-44532

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John McDougal 4806 Dakota Avenue Nashville TN 37209	Same as Owner	91-15-0-312

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Caplenor and wife, Kathryn Sydnor now Caplenor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John McDougal, unmarried, hereinafter called the Grantees, their successors 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. 707, Block 32, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert W. McKay, a single man and Anna Claire Straughan, a single woman by deed from Teresa J. Brewer, unmarried, of record in Book 11193, Page 828, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Michael Caplenor and Katherine Sydnor by deed from Robert W. McKay and wife, Anna Claire Straughan McKay, dated 8-27-04, of record in Instrument No. 20040913-0109818, Register's Office for Davidson County, Tennessee. Kathryn Sydnor is now known as and is one and the same person as Kathryn Caplenor, having married Michael Caplenor.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4806 Dakota Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of February, 2006.

Michael Caplenor

Kathryn Caplenor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Caplenor and Kathryn Caplenor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of February, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09