WARRANTY DEED **8829**

Davidson County DEEDWARR
Recvd: 04/24/06 15:14 2 pgs
Fees:13.00 Taxes:495.43
20060424-0046794

ROGER SPROUHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

$133,900.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$133,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Moran	Community Lending Inc.	**162-06-0 268.00**
(NAME)	(NAME)	
135 Valley Green Drive	P.O. Box 706	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Morgan Hills, Ca 95038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Joseph M. McGee and Ruth J. McGee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Moran and Alex Moran husband and wife**, 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. **40** on the Plan of **Valley Green**, of record in Plat Book **4460**, Page **96 & 97**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Joseph M. McGee and Ruth J. McGee** by deed of record in Instrument 20041022-0127567, Register's Office for **Davidson** County, Tennessee.

Power of Attorney for Joseph M. McGee of record in Instrument No. 20060424-0046792, said Register's Office.

Power of Attorney of Ruth J. McGee record in Instrument No. 20060424-0046793, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **135 Valley Green Drive, 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 **my/our hand(s)** this **21st day of April, 2006**.

Joseph M. McGee by J. J. Love, Atty-in-fact

Joseph M. McGee

Ruth J. McGee by J. J. Love, Atty-in-fact

Ruth J. McGee

State of Tennessee County of Davidson

On this 21st day of April, 2006 before me personally appeared J. J. Love, the person who executed the foregoing instrument on behalf of Joseph M. McGee, and acknowledged that she executed the same as the free act and deed of the said Joseph M. McGee, through Power of Attorney granted J.J. Love, by the said Joseph M. McGee.

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Commission Expires: 11/24/07

State of Tennessee County of Davidson

On this 21st day of April, 2006 before me personally appeared J. J. Love, the person who executed the foregoing instrument on behalf of Ruth J. McGee, and acknowledged that she executed the same as the free act and deed of the said Ruth J. McGee, through Power of Attorney granted J.J. Love, by the said Ruth J. McGee.

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Commission Expires: 11/24/07