File No. 260401482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$81,000.00**

David A. McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2006.

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 07/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/05/06 13:49 2 pgs
Fees:13.00 Taxes:299.70
20060505-0052646

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. McGee	**SunTrust Mortgage, Inc.**	**025-04-0-068.00**
(NAME)	(NAME)	
226 McCoin Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Nashville, Tennessee 37219**	
(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, **Gladys Harbin, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. McGee and wife, Kathy L. McGee**, HEREINAFTER CALLED THE GRANTEE(S), 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. 4 on the Plan of Franklin Heights, as of record in Book 2083, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 57 feet on the southerly side of McCoin Drive and runs back 153 feet on the easterly line and 154.6 feet on the westerly line, to a dead line in the rear on which it measures 72 feet.

Being the same property conveyed to Gladys Harbin, by deed dated 09/14/1995 from Gene Vetetoe, of record in Book 9798, Page 744, Register's Office for Davidson County, Tennessee.

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 **226 McCoin Drive, Goodlettsville, TN 37072**
(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), THEIR 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), 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 3rd day of May, 2006.

Gladys Harbin
Gladys Harbin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this 3rd day of May, 2006.

Commission expires: 07/21/07

Notary Public

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 260401482

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072