File No. 260501387

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/06 14:36 2 pgs
Fees:13.00 Taxes:462.50
20060531-0063946

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th Day of May, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David C. McGee | David C. McGee | 064-09-0-A-026.00CO |
| (NAME) 4544 South Trace | (NAME) SAME | |
| (ADDRESS) Old Hickory, TN | (ADDRESS) | |
| (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, We, Prentice L. Huffines and wife, Rebecca L. Huffines, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. McGee, an unmarried man, 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:

***A certain condominium apartment in Davidson County, Being Unit No. 4544, on the Plan of SOUTHFORK CONDOMINIUMS, PHASE I, as shown by plat of record in Plat Book 6783, Page 839, as amended in Book 6994, page 447, and Instrument No. 20020327-0037726, 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 Prentice L. Huffines and wife, Rebecca L. Huffines by deed from Cendant Mobility Financial Corp., filed for record on 6/6/2005 in Instrument No. 200506060064072, Register's Office for said County.***

***Charter of Homeowner's Association as shown of record in Book 6790, Page 998, Register's Office for said County.***

***Master Deed and By-Laws as shown of record in Deed Book 6783, Page 839, Book 6944, page447 and Instrument No. 200203270037726, Register's Office for said County.***

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 4544 South Trace, Old Hickory, TN
(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.

Prentice L. Huffines

Rebecca L. Huffines

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 Prentice L. Huffines and Rebecca L. Huffines, 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 and official seal at Mt. Juliet, Tennessee, this 25th day of May, 2006.

My Commission Expires MY COMMISSION EXPIRES OCTOBER 12, 2008

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Witness my hand at office this 25th day of May, 2006.

Commission expires:

Notary Public

**File Number: 260501387**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122