WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 02/06/07
(AFFIX SEAL)

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 07/17/06 14:37 2 pgs
Fees:13.00 Taxes:454.73
20060717-0085814

THIS INSTRUMENT WAS PREPARED BY
Charles Hill Beaty, BPR#2282, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renita James	Professional Mortgage Group, Inc.	Map 34-13
(NAME) 417 Monticello Ave.	(NAME) P.O. Box 10189	Parcel 27
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Murfreesboro, TN 37129	
(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, **Christina McDonald, formerly known as Christina Smith, and husband, Scott McDonald**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renita James, a single woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 191 on the Final Subdivision Plat, Phase Two-B, First Revision Cedar Bluff Subdivision, of record in Book 9700, Page 509 and revised in Book 9700, Page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Christina Smith, unmarried, by deed dated April 27, 1999 from Larry Powell Builders, Inc. of record in Book 11459, Page 177, Register's Office of Davidson County, Tennessee.

Scott McDonald, husband of the above-named Christina McDonald joins in this conveyance to convey any interest he may have to the property including marital interest.

unimproved ☐

This is improved ☒ property, known as 417 Monticello Ave., Madison, TN 37115

(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 hand this 12th day of July, 2006.

Scott McDonald

Christina McDonald

Christina McDonald

Christina Smith

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina Smith, now known as Christina McDonald and husband, Scott McDonald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this the 12 day of July, 2006.

Commission expires: 02/04/07

Brenda Baber

Notary Public

