Davidson County DEEDWARR
Recvd: 07/28/06 14:14 2 pgs
Fees:13.00 Taxes:1091.50
20060728-0091661

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:(_____) Title No: 48006
Dav. Co. File: Box 8

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
RETURN TO: 3310 WEST END AVE. NASHVILLE, TN 37203

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jon W. McWright<br>Julie L. McWright<br>6924 Harpeth Glen Trace<br>Nashville, Tennessee 37221 | Prime Trust Bank<br>7516 Hwy 70 S.<br>Ste 110<br>Nashville, TN 37221 |

**TAX MAP-PARCEL NUMBERS:** 155030D06900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$295,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Baust Jr. and spouse, Kimberly Baust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jon W. McWright and Julie L. McWright, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of first Revision, Section 2, Allens Green of record in Book 9700, page 109 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Baust, Jr., and wife, Kimberly Baust by deed from Len W. Sears and wife, Joy Lynn Sears of record in Doc. No. 20041203-0144368 re-recorded in Doc. No. 20050308-0025793 Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 109, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Glen Trace together with a designated building site, and a 20 foot easement for N.E.S. purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 789, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 6924 Harpeth Glen Trace, Nashville, Tennessee 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of July, 2006.

Joseph Baust Jr.

Kimberly Baust

**State of** TENNESSEE
**County of** DAVIDSON

On this 28th day of July, 2006 , before me the undersigned authority, personally appeared Joseph Baust Jr. and Kimberly Baust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE
**County of** DAVIDSON My Commission Expires JULY 21, 2007

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2006

Notary Public

My Commission Expires: May 24, 2007

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN