# WARRANTY DEED

FILE BOX 19B
06-07-043-J

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Thomas J. Kilbane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of August, 2006

Susan B. Evans
Notary Public

My Commission Expires: 2-24-08 (AFFIX SEAL)

SUSAN B. EVANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/09/06 10:31 2 pgs
Fees:13.00 Taxes:758.50
20060809-0097847

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **THOMAS J. KILBANE, UNMARRIED** | **WELLS FARGO BANK, N.A.** | 142-10-B |
| (NAME) 417 Belle Pointe Drive | (NAME) 3480 State View Blvd. | 9.00 CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Fort Mill, SC 29715 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GEORGE McDOUGALL AND WIFE DONNA McDOUGALL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS J. KILBANE, UNMARRIED**, 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:

LAND in Davidson County, Tennessee being Lot No. 9, on the Plan of Belle Pointe, Phase 1, a Planned Unit Development, of record in Book 6250, Pages 500 & 501, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to GEORGE McDOUGALL AND WIFE, DONNA McDOUGALL, by Deed from BARRY CONSTRUCTION CO. a Tennessee Corporation, dated January 1, 2003, of record in Instrument No. 20040114-0005905, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Belle Pointe, of record in Book 6689, Page 772 as amended in Book 6702, Page 409; Book 6774, Page 774; Book 6862, Page 292; Book 6959, Page 766, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 417 Belle Pointe Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 4th day of August, 2006.

**GEORGE McDOUGALL**

**DONNA McDOUGALL**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE McDOUGALL AND WIFE DONNA McDOUGALL**, 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 Brentwood, Tennessee, this 4th day of August, 2006.

My Commission Expires 5-24-08

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public