Davidson County DEEDWARR
Recvd: 08/11/06 11:21 2 pgs
Fees:13.00 Taxes:536.13

20060811-0099163

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$144,900.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2006.

Notary Public 7/21/07

My commission expires:
(AFFIX SEAL)

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5883 Fax: (615) 883-7543

DAVID C. KREMER JR. NOTARY PUBLIC AT DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Lowe **Megan McMahon**	**SAME AS NEW OWNER**	**01808003400**
206 Swift Drive		
Goodlettsville, Tn 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cora Hampton Hymer, and her husband, and James W. Hymer Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Lowe and Megan McMahon BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, 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. 12 on the Plan of Mansker Heights as of record in Book 2900, page 10, Register's Office for said County.

Said Lot No. 12 fronts 133.0 feet on the westerly margin of Swift Drive and extends back 301.00 feet on the northerly line and 298.4 feet on the southerly line to a dead line in the rear, measuring 133.0 feet thereon.

Being the same property conveyed to Cora Hampton Hymer and her husband James W. Hymer, Jr., by deed from Clyde Marshall Hampton dated 3/14/96 and recorded 3/14/96 in Book 9978, page 837, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **206 Swift Drive, Goodlettsville, Tn 37072**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **4th** day of **August, 2006.**

Cora Hampton Hymer
Cora Hampton Hymer

James W Hymer Jr.
James W. Hymer Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Cora Hampton Hymer, and her husband, and James W. Hymer Jr.,** the within named sellers, 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, at office, this **4th** day of **August, 2006.**

Notary Public

My Commission Expires:_____

