Davidson County DEEDWARR
Recvd: 09/11/06 13:36 2 pgs
Fees:13.00 Taxes:629.00

20060911-0112199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Donna Merchant and Randy Morgan, wife and husband

736 Jaywood Dr.
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

63-16-0-B-056.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William F. McDonald and wife, Zanna M. McDonald hereinafter referred to as Grantors, hereby transfers and conveys to Donna Merchant and Randy Morgan, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 90 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 to 552 and Certificate of Correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William F. McDonald and wife, Zanna M. McDonald by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 10191, Page 497, Register's Office for Davidson County, Tennessee, dated September 11, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Page 550, 551 & 552, Register's Office of said County.

[redacted]56

Certificate of Correction in Book 7642, Page 445, said Register's Office.

Amendment to Change Name of record in Book 8181, Page 112, said Register's Office.

Restrictive Covenants of record in Deed Book 7351, Page 852, Book 7451, Page 739, Book 8336, Page 393 and Book 7431, Page 204, Register's Office of said County.

Easement as shown of record in Deed Book 2247, Page 75, Book 8807, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 7460, Page 930, Book 8207, Page 276, Book 8951, Page 797 and Book 7489, Page 515, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 736 Jaywood Drive, Old Hickory, TN 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of July, 2006.

William F. McDonald

Zanna M. McDonald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William F. McDonald and Zanna M. McDonald, 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 this 31st day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

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