WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/06 10:49 2 pgs
Fees:13.00 Taxes:510.60

20061113-0140184

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS **$138,000.00**

Paula Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

David C. Kremer
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/21/07

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J McKee	Realty Mortgage Corporation	087-05-0A-033.00
(NAME)	(NAME)	
5910 Colchester Drive	7000 Executive Center Dr., Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, Tn 37027	
(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, Paula A. Underwood, an unmarried woman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Donald J. McKee and Abigail M. McKee, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit. :

Being Lot No.33 on the plan of **Farmingham Woods, Phase I**, as of record in Plat Book 7900, page 173, amended in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Paula A. Underwood, an unmarried woman by Deed from Julie R. Driskel and husband, Craig E. Driskel dated August 25, 2000, filed of record on August 28, 2000 in Instrument No. 20000828-0084618 in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 7900, page 173 and amended in Book 7900, page 228, Register's Office for Davidson County, Tennessee

b) Restrictions of record in Book 8238, page 176; Book 8351, page 533; Book 8447, page 635, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5910 Colchester Drive, Hermitage, TN 37076
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of October, 2006.

Paula A. Underwood
Paula A. Underwood

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Paula A. Underwood, an unmarried woman, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31 day of October, 2006.

Commission expires:

7/21/07

DAVID C. KREMER JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

David C. Kremer

Notary Public

Record & return to
Bosch Title, LLC
1820 Galleria Blvd
Suite 390
Franklin, TN 37067