File No. 06WH0242

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/06 14:18 2 pgs
Fees:13.00 Taxes:488.40

20061117-0143277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Jeffers	Capital Mortgage Corporation	141-06-0-B-019 CO
(NAME)	(NAME)	
8183 Coley Davis Rd	3200 Wake Forest Road, #204	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Raleigh, NC 27609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 **GERALDINE M. LUTHER UNMARRIED, AND DOUGLAS MCCALL AND WIFE, BONNIE MCCALL,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW T. JEFFERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 119 on the Plan of Poplar Ridge Condominiums of record in Plat Book 9700, page 829 and 830, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Poplar Ridge Condominiums, a horizontal property regime established by Master Deed, of record in Book 11322, page 931, corrected in Book 11662, page 998, amended in Book 1162, page 993, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geraldine M. Luther, unmarried, and Douglas McCall and wife, Bonnie McCall by deed dated 03/03/2000 from Karl E. Haury, Jr., married, of record as Instrument No. 200003140026303, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 8183 Coley Davis Rd, 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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of November, 2006.

Geraldine M. Luther

Douglas McCall

Bonnie McCall

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 **GERALDINE M. LUTHER, UNMARRIED, AND DOUGLAS MCCALL AND WIFE, BONNIE MCCALL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of November, 2006.

Commission expires:

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

File Number: 06WH0242

RETURN TO:

Venture Title & Escrow, Inc.
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White House, TN 37188