WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/06 09:44 4 pgs
Fees:23.00 Taxes:1006.40

20061208-0151797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$272,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 5TH **DAY OF DECEMBER, 2006.**

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC MARCH 03, 2010 ROBERTSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Ronald I. McDermott and Diane S. McDermott	Same	**34-1-30**
824 Wren Road		
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 CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Trevor H. Paris and John R. Dexter, as tenants in common

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

Ronald I. McDermott and wife, Diane S. McDermott,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 2331, page 64, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 2447, page 325, said Register's Office.

All Sewer Easements of record to city of Goodlettsville in Book 4362, page 894, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **824 Wren Road**
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, their heirs and assigns forever; and we do not 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 ever 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 4th **day of December, 2006.**

Trevor Paris

Cynthia R. Paris

John Dexter

Elizabeth Dexter

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John Dexter and Elizabeth Dexter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This _____ day of December, 2006.

Notary Public

My Commission Expires:

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trevor Paris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 4th **day of December, 2006.**

Notary Public

My Commission Expires:

NOTARY PUBLIC **Paula Austin LLoyd**
Commission # DD563079
Expires July 7, 2010
STATE OF FLORIDA Bonded Troy Fain - Insurance, Inc 800-385-7019

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia R. Paris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 4th **day of December, 2006.**

Notary Public

My Commission Expires:

NOTARY PUBLIC **Paula Austin LLoyd**
Commission # DD563079
Expires July 7, 2010
STATE OF FLORIDA Bonded Troy Fain - Insurance, Inc 800-385-7019

All Sewer Easements of record to city of Goodlettsville in Book 4362, page 894, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **824 Wren Road**
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, their heirs and assigns forever; and we do not 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 ever 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 5th **day of December, 2006.**

Trevor Paris **Cynthia R. Paris**

John Dexter **Elizabeth Dexter**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John Dexter and Elizabeth Dexter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 5th **day of December, 2006.**

Notary Public

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trevor Paris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This _____ **day of December, 2006.**

Notary Public

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia R. Paris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This _____ **day of December, 2006.**

Notary Public

My Commission Expires:

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 175 feet on the easterly side of Wren Road and runs back 213.9 feet on the south line and 240 feet on the North line, to a dead line in the rear on which it measures 175.4 feet.

Being the same property conveyed to Trevor H. Paris and John R. Dexter, as Tenants in common, by Warranty Deed from Jerry W. Grisham and wife, Patricia H. Grisham, filed for record 12/19/03 in Instrument Number 20031219-0180959, Register's Office for Davidson County, Tennessee.