RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 09:03 2 pgs
Fees:13.00 Taxes:791.80
20070109-0003531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/30/09
(AFFIX SEAL)

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: JUNE 30, 2009

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo McRee and Giorgetta McRee, husband and wife	Same	
(NAME)	(NAME)	Map 76-9-O-A
104 Hilary Ct. (ADDRESS)	(ADDRESS)	Parcel 37-CO
Hermitage TN 37076 (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, **JAI KEHEW**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LEO MCREE AND GIORGETTA MCREE, HUSBAND AND WIFE**, 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. 37 on the Plan of Final Plat of Chandler Grove, of record in Plat Book 7900, page 796 and subsequently amended in Book 7900, page 802, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jai Kehew from Angela Diane Stamey Dycus, by Warranty Deed dated August 3, 2005, of record in Instrument No. 20050812-0095565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 104 Hilary Court, Hermitage, TN 37076

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.

Witness our hands this 27th day of December, 2006.

Jai Kehew

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 Jai Kehew, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 27th day of December, 2006.

Commission expires: July 19, 2008

Notary Public

