WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,000.00**

Jennifer Wooters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007.

Laura B. Rininger
Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/27/07 14:42 2 pgs
Fees:13.00 Taxes:514.30
20070227-0024292

LAURA B. RININGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Wooters	**SAME**	**131-1-D-103CO**
(NAME)	(NAME)	
5025 Hillsboro Pike #14-U		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, **Stacia S. McKeegan, a married woman and Brian McKeegan, her husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Wooters, unmarried and Julia Wooters, married, as tenants in common with right of survivorship**, 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 Unit 103 also known as Apartment No. 14-U on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, 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 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5200, page 325, amended in Book 5616, page 133, and in Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stacia L. Scruggs, unmarried, by deed dated October 30, 2002 from Chad E. Powers and wife, Krystina Slayden Powers of record in Instrument No. 20021104-0135277, said Register's Office.

Stacia L. Scruggs is one and the same person as Stacia S. McKeegan. Her husband, Brian McKeegan joins in this conveyance to convey all marital interest he may have in the subject property.

Subject to current years taxes, restrictions, easements, covenants, and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5025 Hillsboro Pike #14-U, Nashville, TN 37215**

(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.

Witness our hands this 26th day of February, 2007.

Stacia S. McKeegan

Stacia S. McKeegan

Brian McKeegan

Brian McKeegan

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 Stacia L. McKeegan, a married woman and Brian McKeegan, her husband, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF FEBRUARY, 2007.

Commission expires: 3-21-09

LAURA B. RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Laura B. Rininger
Notary Public