BOX 13 #12482

WARRANTY DEED

LaTrece McAdoo
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kewauna R. McDowell	Realty Mortgage Corporation	150-2-38
(NAME)	(NAME)	
586 Moss Landing Drive	7000 Executive Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennesse 37013	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, Charles A Privara and wife, Laura J. Privara, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kewauna R. McDowell, married, 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: and husband Travis McDowell

Land in Davidson County, Tennessee, being lot no. 7 on the plan of Edge-O-Lake, Section 18, as of record in Book 4675, page 84, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles A. Privara , by deed of record in Book 11216, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles A. Privara and Laura J. Privara by Leanne Privara as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070312000 29998 in the Register's Office for Davidson County, Tennessee.

Laura J. Privara joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 586 Moss Landing Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 03/12/07 11:45 2 pgs
Fees:13.00 Taxes:536.13

20070312-0029999

MAR. 7. 2007 9:52AM ADVANTAGE TITLE 615-777-2015 NO. 0752 P. 1/2

Witness my hand this 6th day of March, 2007.

Charles A. Privara by Leanne Privara Attorney in Fact

Charles A Privara, by Leanne Privara, his attorney in fact

Laura J. Privara by Leanne Privara Attorney in Fact

Laura J. Privara, by Leanne Privara her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of March, 2007, before me personally appeared Leanne Privara, the person who executed the foregoing instrument on behalf of Charles A. Privara and Laura J. Privara and who acknowledged that she executed the same as the free act and deed of the said Charles A. Privara and Laura J. Privara, through Power of Attorney granted her by the said Charles A. Privara and Laura J. Privara.

Witness my hand and official seal at Nashville, Tennessee this 6th day of March, 2007.

Commission expires: 5.30.07

KRYSTAL HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007