Davidson County DEEDWARR
Recvd: 06/26/07 10:13 2 pgs
Fees:13.00 Taxes:584.23
20070626-0076096

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070273

Send Tax Bills To:
American Bank & Trust of the Cumberlands
808 West Main Street
Livingston, TN 38750

New Owner is:
Brian & Katy McDonald
3021 Glenboro
Hermitage, TN 37076

MAP: 087-01-0A
PARCEL: 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Lanier, a single person,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian McDonald and wife, Katy McDonald,** hereinafter referred to as Grantees, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Section Two, Chesney Glen, a Planned Unit Development, of record in Book 9700, page 434, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Lanier from Eric A. Bauder and wife, Michelle Bauder by deed dated September 16, 2005 and recorded in Instrument # 20050909-0112285, said Register's Office.

This being improved property known as: 3021 Glenboro Drive, Hermitage, TN. 37076

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JLL
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of June, 2007.

GRANTOR:

James Lanier

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Lanier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of June, 2007.

Notary Public

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $157,900.00

Affiant

SWORN TO and subscribed before me this 15th day of June, 2007

NOTARY PUBLIC

My commission expires:

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010