WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/07 15:07 2 pgs
Fees:13.00 Taxes:264.55
20070712-0083262

Heidi Jo Clayton
Notary Public
My Comm. Exp. 3/7/2009
State of TENNESSEE
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13
13361

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. McGregor	Bank of America	136030A01100CO
(NAME) 4000 Anderson Road #11	(NAME) 9000 Southside BLVD	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Jacksonville, FL 32256	
(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, Robert L. Karger, Successor Trustee of the Patricia Dundee Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. McGregor, unmarried and Sandy G. McGinness, unmarried, 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: Joint tenants with the right of survivorship. LWM

Being Townhouse #11, Building No. 2 on the Plan of Priest Lake Park Condominium Townhouses, Phase I, of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Dundee Trust, by Robert L. Karger, Successor Trustee, by deed of record in Instrument No. 20060224-0021862, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road #11, Nashville, TN 37217

(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 my hand this 2nd day of July, 2007.

Robert L. Karger, Successor Trustee of the Patricia Dundee Trust

By: _____
Robert L. Karger, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of July, 2007, before me, personally appeared Robert L. Karger as Successor Trustee of the Patricia Dundee Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2007.

Commission expires:

7-25-09

_____
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp.
7/25/2009
State Of
TENNESSEE
Davidson County