Davidson County DEEDWARR
Recvd: 08/30/07 08:48 2 pgs
Fees:13.00 Taxes:525.40

20070830-0104057

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2007.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Chad C. McNatt and Sara M. McNatt 205 Northside Drive Madison, TN 37115	New Owner	02615002900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Theresa Hoover**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chad C. McNatt and wife, Sara M. McNatt**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 of the Plan of Section I, North Hill Estates, as of record in Book 3300, Page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 118 feet on the Easterly side of Northside Drive and runs back 497 feet on the Southerly line and 551.85 feet on the Northerly line, which is a broken line, to a line in the rear measuring 66.2 feet thereon.

BEING the same property conveyed to Theresa Hoover, by Quitclaim Deed from V. Steve Hoover dated August 28, 2007, recorded _____, 2007, in Instrument Number 20080830-0104056, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3300, Page 18, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 205 Northside Drive, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the **said land is unencumbered, except for current taxes, and encumbrances of record.**

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of August, 2007.

Theresa Hoover

Theresa Hoover

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Theresa Hoover**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

