WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 13:55 2 pgs
Fees:13.00 Taxes:462.50
20070905-0106663

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/25/09
(AFFIX SEAL)

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES Aug 25 2009 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Antonio McDonald	Bank of America	06005001400
(NAME)	(NAME)	
3013 Capps Drive	9000 Southside Boulevard, Bldg. 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **FRANKIE A. MATTHEWS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTONIO MCDONALD AND KIMBERLY ERVIN, AS JOINT TENANTS WITH SPECIFIC 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: A.M. K.E.

BEING Lot No. 2, on the Plan of Aldrich Heights, Section 5, of record in Plat Book 2854, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Frankie A. Matthews, unmarried by deed from solution Home Buyers, Inc. of record in Instrument Number 20070306-0027842, Register's Office, Davidson County, Tennessee.

Subject to any and all matters and notes on plat of record in Plat Book 2854, page 73, Register's Office, Davidson County, Tennessee.

Subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 7086, page 447, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 3013 Capps Drive, Nashville, TN 37207
(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 30th day of August, 2007.

Frankie A. Matthews

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal at White House, Tennessee this 30th day of August, 2007.

Commission expires: 8/23/09

Notary Public

