Return To
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070435

Davidson County DEEDWARR
Recvd: 09/21/07 11:00 2 pgs
Fees:13.00 Taxes:497.65
20070921-0112945

Send Tax Bills To:
New Owner

New Owner is:
HAROLD W. DONALDSON, JR.
208 Pepper Ridge Circle
Antioch, TN 37013

MAP: 149-05-0A

PARCEL: 208.00

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, **John W. McDaniel and wife Joyce F. McDaniel**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Harold W. Donaldson, Jr. and wife Carolyn Donaldson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **208 Pepper Ridge Circle, Antioch, TN 37013**

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

Being Unit 208, Pepper Ridge Condominiums, Phase Three as of record in Book 7900, page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. McDaniel and wife, Joyce F. McDaniel by Warranty Deed from H.M. Properties, Inc., dated 6-18-91 and recorded 6-27-91 in Book 8385, page 62, Register's Office for Davidson County, Tennessee.

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.

J. M. J. M.
Sellers Initials

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 the 14th day of Sept, 2007.

GRANTOR(S):

John W. McDaniel
JOHN W. MCDANIEL

Joyce F McDaniel
JOYCE F. MCDANIEL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John W. McDaniel and wife Joyce F. McDaniel**, 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 this the 14 day of Sept., 2007.

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN. DANA L. AUSTIN

NOTARY PUBLIC
My Commission Expires: 7/27/10

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$134,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 14 day of Sept., 2007.

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN. DANA L. AUSTIN

NOTARY PUBLIC
My commission expires: 7/27/10