Davidson County DEEDWARR
Recvd: 11/01/07 14:53 2 pgs
Fees:13.00 Taxes:882.10

20071101-0129091

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45515

WARRANTY DEED

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-26-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Matthew McGrew	Regions Mortgage	142-15-E-17; 9D 83602
7037 Wild Iris Drive	2050 Parkway, Office Ct.	
Nashville, TN. 37221	Birmingham AL 35244	

FOR AND IN 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, I/WE,

Marieta E. Howard and Irving Homer Hazard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Matthew McGrew and wife, Leeann McCrew

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:

Being Lot Number 17 on the Plan of Wildflower Place, of record in Plat Book 9700 at page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marieta E. Howard by Quitclaim Deed from Adam Liff, joint venturer and Marieta E. Howard, joint venturer, of record in Book 11335, page 810, Register's Office for Davidson County, Tennessee. The said Irving Homer Hazard, husband of Marieta E. Howard, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property known as 7037 Wild Iris Drive, Nashville, TN 37221

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/our hand(s) this 30th day of October, 2007

Marieta E. Howard

Marieta E. Howard

Irving Homer Hazard

Irving Homer Hazard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Marieta E. Howard and Irving Homer Hazard, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2007

Notary Public

My Commission Expires: 5/22/10

