WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/07 12:01 2 pg
Fees:13.00 Taxes:3311.50

20071106-0130898

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall R. McCathren	Synovus Mortgage	Map 116-4-G
(NAME)	(NAME)	
702-B Clearview Drive	P.O. Box 2868	Parcel 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbus, GA 31902-2868	
(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, **CHARLES MIDDLETON AND WIFE, AMY MIDDLETON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL R. MCCATHREN AND HOLLY RAULSTON MCCATHREN,** 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:

LAND in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Clearview Townhomes, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060504-0052292 as amended in Instrument No. 20070920-0112781, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, being located upon Lot No. 48 on the Plan of Clearview of record in Plat Book 843, page 8, Register's Office for said County.

Being the same property conveyed to Charles Middleton and wife, Amy Middleton, by deed from Albert J. Marsh Jr. and Guy Marsh of record in Instrument #20060601-0064421, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 8, said Register's Office; and (c) restrictive covenants of record in Instrument #20060504-0052292 and Instrument #20070920-0112781, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 702-B Clearview Drive, Nashville, Tennessee 37205

(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 our hands this 2nd day of November, 2007.

Charles Middleton By Keith Merrill, Attorney in Fact

Amy Middleton By Keith Merrill, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of November, 2007, before me personally appeared Keith Merrill, to me known to be the person who executed the foregoing instrument on behalf of Charles Middleton and Amy Middleton and acknowledged that he executed the same as the free act and deed of Charles Middleton and Amy Middleton.

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

Commission expires:

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009

Alison L Rutledge
Notary Public