File No. 271200366

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 13:11 2 pgs
Fees:13.00 Taxes:714.10
20071226-0147199

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$193,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**AmTitle & Escrow**
**Daniel L. Wischhof, Attorney at Law**
**515 Rivergate Pkwy., Suite 111**
**Goodlettsville, TN 37072**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Sylvia R. Craig** | New Owner | Map 26.03 |
| (NAME) | (NAME) | Parcel 15.00 |
| **313 Chiswick Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jason C. McNeal and wife, Heather McNeal**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Julia Ann Craig and Sylvia R. Craig, joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 317, on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being the same property conveyed to Jason C. McNeal by Warranty Deed dated April 30, 2004, from Brandy Deann Thomasson Anderson and husband, Robert Phillip Anderson, of record by Instrument No. 20040505-0050917 in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

**Heather McNeal joins in this conveyance to relinquish any and all right marital, homestead, or otherwise, which she may have in the herein described property, by virtue of his/her marriage to Jason C. McNeal.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **313 Chiswick Court, Goodlettsville, TN 37072**
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 18th day of December, 2007.

Jason C. McNeal

Heather McNeal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason C. McNeal and wife, Heather McNeal the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2007.

Commission expires:

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

**File Number: 271200366**

**RETURN TO:**
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212