This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 01/29/08 10:11 2 pgs
Fees:13.00 Taxes:658.60
20080129-0009027

WARRANTY DEED

THIS INDENTURE, made this 17 day of October, A.D., 20 07, by and between

Jeffrey M. Condo aka Jeffery M. Condo An unmarried person

First Parties, and

Allan D. Gage, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE FINAL PLAT OF OAKWOOD SUBDIVISION, PHASE ONE OF RECORD IN PLAT BOOK 6900, PAGE 935, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

OWNER:
ALAN D. GAGE
2529 OAK FOREST DR
ANTOCH, TN 37013

RESPONSIBLE TAXPAYER:
TAYLOR, BEAN & WHITAKER MTG
1417 NORTH MAGNOLIA AVE
OCALA, FL 34475

PROPERTY ADDRESS: 2529 OAK FOREST DR., ANTIOCH, TN 37013

MAP & PARCEL: 14902004900

Being the same property conveyed to Jeffery M. Condo, unmarried by deed from Deborah Drummond Fehr, unmarried of record in Instrument 200309190138702, Register's Office for Davidson County, TN.

MR-PA-148775

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Jeffrey M. Condo aka Jeffery M. Condo

✓STATE OF Tennessee
COUNTY OF Davidson

× ONEIKA MONTEZ JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Personally appeared before me, Jeffrey M. Condo aka Jeffery M. Condo An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of Oct, 20 07.

✓Oneika Montez Johnson Notary Public

My Commission Expires: 7-5-2011

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 178,000.00. Affiant _____.

Subscribed and sworn to before me this 25th day of January, 20 08.

My Commission Expires: 5/24/09

STATE OF TENNESSEE ★ SEAL

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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