07

REALTY TITLE
BOX 418A

File No. 280200169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Rachel J. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

Davidson County DEEDWARR
Recvd: 02/26/08 12:35 2 pgs
Fees:13.00 Taxes:1036.00

20080226-0018773

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric McCarn	**Magna Bank**	172-09-OA 052.00
(NAME) 6521 Banbury Crossing	(NAME) **P. O. Box 17257**	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) **Memphis, TN 38187-0257**	
(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, **BARBARA L. COUGHLIN-SHULER AND HUSBAND, RONALD S. SHULER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC B. MCCARN AND CLAUDIA L. MCCARN, HUSBAND AND WIFE,** 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:

BEING Lot No. 52, Final Plat of Section Two, BANBURY CROSSING, as shown by plat of record in Plat Book 9700, Pages 605-609 and amended in Book 10970, Page 943, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

CHAIN OF TITLE: Being the same property conveyed to Barbara L. Coughlin-Shuler and husband, Ronald S. Shuler by Warranty Deed dated March 24, 2006, from Josefina Martinez, a single woman, of record in Instrument No. 20060331-0036938, Register's Office for said County.

And previously being the same property conveyed to Josefina Martinez by Warranty Deed dated September 21, 2004, from The Jones Company of Tennessee, L.L.C., of record in Instrument No. 20040928-0116734, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Pages 605-609, and as amended in Book 10970, Page 943, Register's Office of said County.

Joint Driveway Maintenance Agreement as shown of record in Instrument No. 20040611-0069453, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11187, Page 575, Register's Office for said County.

By-Laws as shown of record in Instrument No. 20020610-0070239, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10369, Page 48, Book 10962, Page 516, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office of said County.

Additional Restrictive Covenants set out in Deeds of record in Deed Book 4148, Pages 75, 196, 247, 254, 261, 264, 292 and Book 4693, Page 690Register's Office of said County.

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 6521 Banbury Crossing, Brentwood, TN 37027
(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 15th day of February, 2008.

Barbara L. Coughlin-Shuler

Ronald S. Shuler

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara L. Coughlin-Shuler and husband, Ronald S. Shuler 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2008.

Commission expires:

JOAQUIN ROSAL
MY COMMISSION EXPIRES
January 28, 2009

Notary Public

~~File Number: 280200169~~

~~RETURN TO:~~
~~Cumberland Title~~
~~216 Centerview Drive, Suite 139~~
~~Brentwood, TN 37027~~

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067