03

Realty Title

Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/08 10:58 2 pgs
Fees:13.00 Taxes:1239.50

20080618-0062688

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Pamela Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2008

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: ~~7-24-2010~~ 2/22/09

(AFFIX SEAL)

File No.: 2008050028

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick M. Whelan	**CitiMortgage, Inc.**	082-13-0-068.00
(NAME) 922 Locklayer	(NAME) **1000 Technology Drive**	
(ADDRESS) Nashville, TN 37208	(ADDRESS) **O'Fallon, MO 63368-2240**	
(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, I/WE, Peter T. McDowell, unmarried, and Bradley K. Russell, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick M. Whelan and wife, Robin Whelan, 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 the westerly 20 feet of Lot No. 34 and the easterly 25 feet of Lot No. 35 of Block "B" on the Plan of Bransford Realty Company's North Hill Tract as of record in Book 332, page 72, Register's Office for Davidson County, Tennessee. *

Being the same property conveyed to Peter T. McDowell and Bradley K. Russell, both unmarried by Warranty Deed from Curtis Borntrager and Holly Lin Borntrager dated December 2, 2005 and recorded in Instrument Number 20051209-0148272, Register's Office of Davidson County, Tennessee. **

*** Said parts of Lot Nos. 34 and 35 front together 45 feet on the northerly side of Locklayer Street, and run back between parallel lines 100 feet to an alley.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 922 Locklayer, Nashville, TN 37208
(House Number) (Street) (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 my/our hand(s) this 13th day of June, 2008.

Peter T. McDowell

Bradley K. Russell

**Being further conveyed to Peter T. McDowell and Bradley K. Russell by deed from The Metropolitan Development and Housing Agency of record in Instrument No. 20080618-0062687, Register's Office for Davidson County, Tennessee.

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 Peter T. McDowell and Bradley K. Russell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 13th day of June, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206