WARRANTY DEED

ATOMIC ESCROW
2008110019
PO BOX 60886
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Rodda	New South Federal Savings Bank	063160B20200CO
(NAME)	(NAME)	
1148 Dawnwood Drive	210 Automatron Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35210	
(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, Kenneth J. MacDonald, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin A. Rodda and Edith P. Rodda, 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 Lot No. 284 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development of record in Plat Book 6900, Page 403, as amended in Book 6900, Page 550, and corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth J. McDonald, unmarried, by Warranty Deed dated February 27, 2003 from Mark S. Adema and wife Amber E. Adema of record in Instrument No. 20030324-0038953, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/03/08 15:51 2 pgs
Fees:13.00 Taxes:560.55

20081203-0117456

This conveyance is subject to any and all existing restrictions and easements of record.

* BOOK 8110, PAGE 401

unimproved ☐

This is improved ☒ property, known as 1148 Dawnwood Drive, Old Hickory, TN 37138

(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 my hand this 26th day of November, 2008.

x Kenneth J. MacDonald
Kenneth J. MacDonald

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. MacDonald, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of November, 2008.

Commission expires:

Notary Public

Victor Haywood Notary Public My Comm. Exp. 09/20/2010 State of TENNESSEE Davidson County