File No. 290301018

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,300.00

Jaclyn N Dees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090026555 DEEDWARR
Recvd: 04/22/09 13:09 2 pgs
Fees: 13.00 Taxes: 459.91
20090422-0036569

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaclyn N. Dees	NEW OWNER	43-1A-3.00 CO
(NAME) 708 Shandale Dr.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, I , Carmen Diane McQuaid, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jaclyn N. Dees and Joseph Dees, wife and husband, hereinafter called the grantee(s), 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. 49 on the Plan of Shannon Place, Section 4, of which plat is of record in Instrument No. 20010423-0040003 (erroneously cited as Instrument No. 20010423-0004003 in prior Quitclaim Deed and Warranty Deed) and recorded for correction purposes in Instrument No. 20010502-0044879, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Carmen Diane McQuaid by Quitclaim Deed dated February 16, 2005, filed May 2, 2005, from Alan Lewis McQuaid, of record by Instrument No. 20050502-0048624, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alan L. McQuaid and wife, Carmen McQuaid by Warranty Deed dated April 5, 2002, filed June 10, 2002, from Terry McDonald and wife, Rachel McDonald, of record by Instrument No. 20020610-0069988, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 43-1A-3.00CO

Subject to all matters as set forth on the plat of record in Instrument No. 20010423-0040003 and corrected in Instrument No. 20010502-0044879, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in 20010328-0030046, Register's Office of Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20010328-0030047, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010328-0030045, Register's Office for Davidson County, Tennessee.

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 708 Shandale Dr., Madison, TN 37115
(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), 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), 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 17th day of April, 2009.

Carmen Diane McQuaid

Carmen Diane McQuaid

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carmen Diane McQuaid, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 17th day of April, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290301018

RETURN TO:
Sidwell Title
121 First Ave. S., Ste. 200
Franklin, TN 37064

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY