BILL GARRETT, Davidson County
Trans:T20090041159 DEEDWARR
Recvd: 06/19/09 13:22 2 pgs
Fees:13.00 Taxes:610.50
20090619-0057421

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2009.

Notary Public
My commission expires: ~~11/21/10~~ 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

04-0906-53504

Address of New Owner:	Send Tax Bills to:	Tax Information
Cassie M. McDonald 2116 Hobbs Road K9 Nashville TN 37215	New owner	131-02-0-A-070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason C. McNeal and wife, Heather W. McNeal, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cassie M. McDonald, unmarried, hereinafter called the Grantee, her successors 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 Unit No. K9, on the Plan of Hobbs House Condominium Apartments (erroneously shown on prior deed as Hobbs Condominium Apartments), of record in Book 4595, Page 74, as amended in Book 5200, Page 54; and as described in the Master Deed of record in Book 5289, Page 515; amended in Book 5292, Page 958; amended in Book 5293, Page 612; and further amended in Book 7802, Page 299, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darlene F. Shadden, unmarried by deed from Thomas Earl Harvard and wife, Constance D. Harvard, dated October 22, 1996, recorded October 23,1996, of record in Book 10234, Page 303, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason C. McNeal and wife, Heather W. McNeal by deed from Darlene F. Shadden, unmarried, dated December 7, 2007, recorded December 12, 2007, of record in Instrument No. 20071212-0143319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2116 Hobbs Road K9, Nashville, TN 37215

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 16th day of June, 2009.

Jason C. McNeal

Heather W. McNeal

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason C. McNeal and Heather W. McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 16th day of June, 2009.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212