BILL GARRETT, Davidson County
Trans:T20090056390 DEEDWARR
Recvd: 08/18/09 13:09 2 pgs
Fees:13.00 Taxes:548.71

20090818-0077669

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-12-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. WILLIAMS	U.S. Bank Home Mortgage	**182-06-0A-155.00 CO**
(NAME)	(NAME)	
8025 MAGGIE COURT	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Owensboro KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES BRANDON MCDONALD, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. WILLIAMS,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 152, on the Final Plan of Old Hickory Hills, Phase Two, Section Two, as shown by plat appearing of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Brandon McDonald, an unmarried person, from Greenvale Construction, LLC, by deed dated June 11, 2004 of record as Instrument No. 20040617-0072027, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters contained on the Plan of record in Instrument No. 20040122-0008453; Declaration of covenants, conditions and restrictions of record in Instrument No. 20020116-0006750; Charter for the Homeowner's Association of record in Instrument No. 20020123-0009417 and amended in Instrument No. 200812190121385; Easement for Ingress and Egress to Cemetery of record in Instrument No. 2000203-0011193, said Register's Office, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **8025 MAGGIE COURT, ANTIOCH, TN 37013**
(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 31 day of July, 2009.

JAMES BRANDON MCDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Brandon McDonald**, the bargainor, 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 office this 31 day of July, 2009.

My commission expires: **August 23, 2011**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN