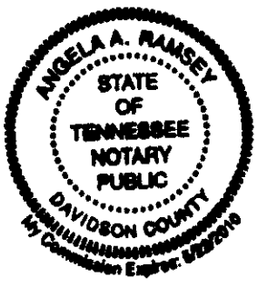
File No. 290800489

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Holly Christ
Affiant 2nd

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF ~~OCTOBER~~ NOV., 2009.

Angela A. Ramsey
Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April L. Dewey	MAGNA BANK	086733
(NAME)	(NAME)	
1113 Jacksons View Road	P.O. BOX 17257	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	MEMPHIS TN 38187-0257	
(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, Marybeth McGrath, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto April L. Dewey, unmarried, hereinafter called the grantee(s), HER 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. 72 on the Resubdivision of Lots 72 and 73 of Phase 1, on the Plan of Jackson's Retreat, Section 2, as of record in Plat Book 5190, Page 633, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marybeth McGrath by Deed dated August 30, 2000 from Charles Lee Angell, unmarried of record in Instrument No. 20000907-0088403, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 5190, Page 633, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5741, Page 360 and Book 5972, Page 96, Register's Office of said County.

BILL GARRETT, Davidson County
Trans:T20090075425 DEEDWARR
Recvd: 11/04/09 15:47 2 pgs
Fees:13.00 Taxes:425.50
20091104-0102134

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 1113 Jacksons View Road, Hermitage, TN 37076
(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), HER 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), 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/our hands this 30th day of October, 2009.

Marybeth McGrath

Marybeth McGrath

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marybeth McGrath the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of October, 2009.

Commission expires: 9.2.2013

Notary Public

File Number: 290800489

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON