RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020346 DEEDWARR
Recvd: 04/07/10 11:13 2 pgs
Fees:13.00 Taxes:758.50
20100407-0026072

STATE OF TENNESSEE NOTARY PUBLIC KIM GILLESPIE SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of April,

Kim Gillespie
Notary Public

My commission expires: 10-23-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathy G. McDonald	Same as new owner	**Map 098-13-0-A, Parcel 021CO**
4809 Cape Hope Pass		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer House, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathy G. McDonald, an unmarried woman

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. 21 on the Plan of New Hope Point, Phase One, Section Three, a Planned Unit Development, of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same Property conveyed to Jennifer House, an unmarried woman, by Deed from David Lance Smith and wife, Carolyn Smith, of record in Instrument No. 20070117-0006678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10290, Page 1 and re-recorded in Instrument No. 200006280064247 and amended in Boo 10330, Page 782 and Supplemental for Phase I, Section III, of record in Book 10659, Page 528, and in Book 10659, Page 528 and re-recorded in Instrument No. 200006280064248; By-Laws of record in Instrument No. 20080623-0064598, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **4809 Cape Hope Pass, Hermitage, TN 37076**

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 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/our hand(s) this **6th** day of **April, 2010.**

Jennifer House

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jennifer House,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **April, 2010.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/2011