Record 1st

Davidson County DEEDWARR
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20100706-0052688

WARRANTY DEED

HILLARY TORRENCE 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 $135,000.00

Teresa Meek
Affiant

Subscribed and sworn to before me on this 25th day of June, 2010.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald McGee, Sr. and Clarissia McGee	Bank of America, NA	
(NAME)	(NAME)	
1236 Canyon Ridge Ct.	801 Crescent Center Dr, #510	Map and Parcel 149-07-0B-046.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PMD Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald McGee, Sr. and Clarissia McGee, husband and wife**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 216, on the Final Plat of Canyon Ridge, Phase Two, of record in Plat Book 9700, page 805, as amended as Instrument No. 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to PMD PROPERTIES, LLC, by Successor Trustee's Deed from JOSEPH R. PROCHASKA, SUCCESSOR TRUSTEE, of record as Instrument No. 20100401-0024692, dated March 22, 2010, said Register's Office.

This is improved property known as 1236 Canyon Ridge Ct., Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2010.

PMD Properties, LLC

BY: _____

State of Tennessee
County of Williamson

Before me the undersigned authority, a Notary Public of the State and County mentioned, personally appeared, John D. Pegram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be a Member (or other Member authorized to execute the instrument) of PMD Properties, LLC, the within named bargainor, a corporation, and that such Member, executed the forgoing instrument for the purpose therein contained, by personally signing the name of the corporation as a Member of PMD Properties, LLC(or other Member authorized).

Witness my hand, at office, this the 25th day of June, 2010.

Hillary Torrence
Notary Public
My Commission Expires 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
NOTARY PUBLIC
TENNESSEE
CHEATHAM COUNTY

My commission expires: 04-15-12