This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 012020
PARCEL: 016.00
GROUP:

New Owners Address & Send Tax Bills to:
Patrick & Phyllis McGee
8208 Old Springfield Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100073836 DEEDWARR
Recvd: 11/22/10 10:46 2 pgs
Fees:13.00 Taxes:777.00
20101122-0093203

WARRANTY DEED

THIS INDENTURE, made this 19th day of November, 2010 between

Glen H. Daniel, a married man

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Patrick McGee and wife, Phyllis McGee

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 146 on the Plan of Grizzard Manor, Section VI, as of record in Book 5200, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Glen H. Daniel by Quitclaim Deed from Christopher L. Daniel dated June 25, 2009 and recorded in Instrument Number 20090930-0090970, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2010 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Glen H. Daniel

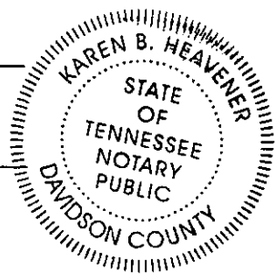
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Glen H. Daniel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of November, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $210,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of November, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

