File No. 100915

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076790 DEEDWARR
Recvd: 12/06/10 14:13 2 pgs
Fees:13.00 Taxes:684.50
20101206-0097092

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Richard Arnold McDonald

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2010.

JOHN C. LONG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

John C. Long

Notary Public

MY COMMISSION EXPIRES: 7-18-2011

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny O. Eichler	PrimeLending, a PlainsCapital Company	051-03-0/168.00
(NAME)	(NAME)	
905 Chadwell Drive	18111 Preston Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Arnold McDonald and Carolyn McDonald Wilkinson, devisees of the Estate of Mildred Hooper McDonald, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny O. Eichler and Teresa A. Eichler, husband and wife, 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. 160 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County. Said Lot No. 160 fronts 144.17 feet on the southeasterly side of Chadwell Drive and runs back between lines, 218 feet on the northeasterly line and 274.93 feet on the southewesterly line, to a dead line in the rear, which is a broken line, on which it measures 227 feet.

Being the same property conveyed to Albert T. McDonald and wife, Mildred H. McDonald by deed from Ferriss C. Bailey Trustee, dated January 25, 1956 and recorded in Record Book 2490, page 309, Register's Office, Davidson County, Tennessee. Albert T. McDonald died on January 6, 2003 leaving Mildred H. McDonald as surviving tenant by the entirety. Mildred H. McDonald died on November 2, 2009. Mildred H. McDonald is one and the same person as Mildred Hooper McDonald. Richard Arnold McDonald and Carolyn McDonald Wilkinson are the sole devisees of the Estate of Mildred H. McDonald as stated in her Last Will and Testament as filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1824.

Subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage easement of record in Book 5517, Page 309, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 905 Chadwell Drive, Madison, TN 37115

(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

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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 19th day of November, 2010.

Richard Arnold McDonald, devisee

Carolyn McDonald Wilkinson, devisee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Arnold McDonald and Carolyn McDonald Wilkinson, devisees of the Estate of Mildred Hooper McDonald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2010.

Commission expires: 7-18-2011

John C. Long
Notary Public

JOHN C. LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY