File No. 20110093

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110061264 DEEDWARR
Recvd: 10/03/11 10:58 2 pgs
Fees:13.00 Taxes:562.03
20111003-0076308

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-2-2014
(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gina Teresa Coke	Mortgage Research Center	075-12-0A-169.00-CO
(NAME) 637 Belgium Drive	(NAME) 2101 Chapel Plaza Ct. #107	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbia, MO 65203	
(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, Jeffery Neil McDaniel,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina Teresa Coke, 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:

*unmarried

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development, of record in Instrument Number 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffery Neil McDaniel, a married person by deed from Capitol Homes, Inc., a Tennessee Corporation dated 8/18/05 and recorded on 8/26/05 in Instrument Number 20050826-0102566, Register's Office, Davidson County, Tennessee. Being further conveyed to Jeffery Neil McDaniel by Quitclaim deed from Kristi D. McDaniel by Instrument Number 20110607-0043442, Register's Office, Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Greer Meadows at Cedar Creek of record in Instrument Number 20020606-0069062, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 637 Belgium Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20110093

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 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 29th day of September, 2011.

Jeffery Neil McDaniel

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 Jeffery Neil McDaniel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2011.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County