Bill Garrett Davidson County
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Fees: $13.00 Taxes: $721.50
20180712-0067318

Return to:
Southern Land Title & Escrow, Inc.
P O BOX 217
Nolensville, TN 37135

#1612

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Walter T. Dugger, III and wife, Linda Bratt Dugger and Timothy L. Dugger	(NEW OWNERS)	Map 147-10-0-
P O Box 481		Parcel 135.00
Nolensville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Edward C. McGee, Jr. and wife, Kathy McGee,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Walter T. Dugger, III and wife, Linda Bratt Dugger and Timothy L. Dugger, unmarried,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of SECTION ONE, PARKVIEW ESTATES, of record in Plat Book 3300, page 87, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward C. McGee, Jr. and wife, Kathy McGee by quitclaim deed dated October 10th, 2002 from Cathey M. Parsons of record in Instrument No. 20021015-0126862, said Register's Office.

This is not the personal, primary and/or marital residence of GRANTEES, spouse and/or any dependents.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2018 Taxes, not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 1584, page 376 and in Book 3465, page 623, said Register's Office.**
3. **Any and all matters appearing on the plan of record in Plat Book 3300, page 87, said Register's Office.**

This is improved property commonly known as **5010 Edmondson Pike, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 10 day of July, 2018.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 10 day of July, 2018.

EDWARD C. MCGEE, JR.

KATHY MCGEE

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDWARD C. MCGEE, JR. AND KATHY MCGEE** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 10 day of July, 2018.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY