Karen Y Johnson Davidson County
Batch# 145029 DEEDWARR
09/25/2018 12:53:34 PM 2 pgs
Fees: $13.00 Taxes: $781.44
20180925-0094935

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3034

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Micheal L. Hader and Judith I. Hader (NAME)	Highlands Residential Mortgage, Ltd. (NAME)	026060A00100CO
202 Wyndom Court (STREET ADDRESS)	1050 Glenbrook Way, 150 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (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 HEREBYACKNOWLEDGED, WE, **Barbara L. McCloud, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Micheal L. Hader and Judith I. Hader**, 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 1 on the Plan of The Townhomes at Windsor Green, Phase 1, of record in Plat Book 8250, Page 995, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Hunter McCloud, unmarried, and Barbara L. McCloud, married, as joint tenants in common with right of survivorship by Deed dated August 17, 2009 from Jeffrey Dial and wife, Jennifer Dial, recorded August 24, 2009, by Instrument Number 20090824-0079350, Register's Office of Davidson County, Tennessee. The said Hunter McCloud having since died May 15, 2015, leaving title vested in Barbara McCloud as surviving tenant by the entirety.

Hunter McCloud, unmarried, and Barbara L. McCloud, married, as joint tenants in common with right of survivorship

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Charter of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 995, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 202 Wyndom Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 20th day of September, 2018.

x Barbara L. McCloud
Barbara L. McCloud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2018, before me personally appeared Barbara L. McCloud, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 20th day of September, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066