Bart 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. McKinney	**Bank of America, FSB**	**162-2-92**
(NAME)	(NAME)	
109 Bart Drive	**8300 Norman Center Drive #1000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Bloomington, MN 55437-1091**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Talbert McMullin and wife Suzanne McMullin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. McKinney and Jackie L. Franklin Both Unmarried**, 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.87 on the Plan of Colewood Acres, Section II of record in Plat Book 3700, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Talbert McMullin and wife Suzanne McMullin by deed of record in Book 9905, Page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Talbert McMullin by Suzanne McMullin as his Attorney-In-Fact pursuant to Power of Attorney being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **109 Bart Drive, Antioch, TN 37013**

(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 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.

Instr:200007270074116 Page: 1 OF 2
REC'D FOR REC 07/27/2000 10:06:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

Witness **my/our hand(s)** this **25th day of July, 2000**.

Talbert McMullin by Suzanne McMullin AIF
Talbert McMullin

Suzanne McMullin
Suzanne McMullin

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Suzanne McMullin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of July, 2000.

Notary Public
Commission Expires: 2-18-01

State of Tennessee County of Davidson

On this 25th day of July, 2000 before me personally appeared Suzanne McMullin, the person who executed the foregoing instrument on behalf of Talbert McMullin, and acknowledged that she executed the same as the free act and deed of the said Talbert McMullin, through Power of Attorney granted Suzanne McMullin, by the said Talbert McMullin.

Witness my hand and official seal in Antioch, Tennessee this the 25th day of July, 2000.

Notary Public

Commission Expires: 2-18-01