WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/01 15:14 2pgs
Fees:12.82 Taxes:74.00
20010827-0092375

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC,
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McKenna	Kevin McKenna	043-11-0-102.00
(NAME)	(NAME)	
2824 Dilton Mankin Rd	2824 Dilton Mankin Rd.	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37127	Murfreesboro, TN 37127	
(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, Lottie R. Carter, married woman and Patricia E. Dickerson, married woman, as tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin McKenna, 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 part of Lot No. 1 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being the Northerly 50 feet of Lot No. 103 on the plan of the re-subdivision of Lots No. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning on the westerly margin of McArthur Drive, at the northeast corner of the property conveyed to Frederick H. Binkley and wife, by deed from J.W. Anderson and wife, of record in Book 1261, Page 3, said Register's Office; thence with said Drive, northwardly 50 feet to the corner of Lots No. 103 and 104; thence with the line between said two lots westerly 155 feet; thence southwardly 50 feet to Binkley's northwest corner; thence with his northerly line, eastwardly 157 ½ feet, more or less, to the beginning.

Being the same property conveyed to Lottie R. Carter and Patricia E. Dickerson by deed from Richard Lee Kidd and wife, Mary Francis Kidd of record in Book 10067, Page 553, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 117 McArthur Drive, Nashville, 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 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 our hands this 16th day of August, 2001.

Lottie R. Carter

Patricia E. Dickerson

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 [redacted] and Patricia E. Dickerson the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of August, 2001.

Commission expires: [redacted]

[redacted]

Nick O. Pride

Notary Public

NICK O. PRIDE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Lottie Carter, the bargainor, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowlwdged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of August, 2001.

Commission expires: 7/26/03

Notary Public

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive,
Ste. 150
Brentwood, Tennessee 37027