03

Realty Folio 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DENA L. O'BRIEN NOTARY PUBLIC MY COMM. EXP. 9/30/06 AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/23/03 16:09 2pgs
Fees:13.00 Taxes:703.00

20030423-0054470

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared J. McKinney	SunTrust Mortgage Inc.	172-03-B-66
(NAME)	(NAME)	
657 Magnolia Lane	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	
(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, James Chris Arnold and wife, Jessica Arnold, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared J. McKinney and wife, Lynn Ann McKinney, 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:

Being Lot No. 66 on the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot No. 66 fronts 70 feet on the easterly margin of Magnolia Land and extends back 116.14 feet on the southerly line and 120.47 feet on the northerly line to a dead line in the rear, measuring 70.13 feet thereon.

Being the same property conveyed to James Chris Arnold and spouse, Jessica Arnold by deed from Gary N. Bobo and spouse, Amy P. Bobo as of record in Instrument No. 200009140091452, Register's Office for Davidson County, Tennessee, executed on 08/30/00 and filed on 09/14/00.

unimproved ☐

This is improved ☒ property, known as 657 Magnolia Lane, Nashville, TN 37211

(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 my/our hand(s) this 17th day of April, 2003.

James Chris Arnold

Jessica Arnold

STATE of Tennessee
COUNTY of DAVIDSON

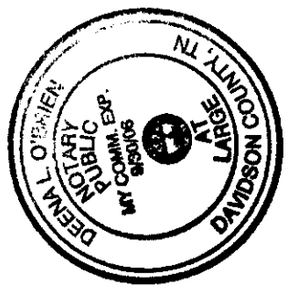
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Chris Arnold and wife, Jessica Arnold the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/17/2003

My Commission Expire:_____

Notary Public

BB&T



File Number: 12302019
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027