LINE BOX 30

Return To
Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
File: 300452

WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS CO., TENN.

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 05/13/03 14:25 2pgs
Fees:13.00 Taxes:641.95
20030513-0064285

D-0230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. McKinney	Robert L. McKinney	083-05-0-337.00
(NAME) 1424 Sumner Avenue	1424 Sumner Avenue	
(ADDRESS) Nashville, TN 37206	Nashville TN 37206	
(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, Rodney S. Jarvis, marriedHEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. McKinney, 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. 40 and the easterly 15 feet of Lot No. 39 in Subdivision of the Weakly Home Place, which plan is of record in Book 421, Page 36, Register's Office for Davidson County, Tennessee.

Said lot joins and fronts together 65 feet on the south side of Sumner Avenue and runs back on the east line 150 feet and on the west line 150 feet to a 15 foot alley in the rear, and measures 65 feet on said alley.

Being the same property conveyed to Rodney S. Jarvis, a married man by Warranty Deed from Aubrey Hiam, dated June 19, 2002, of record in Instrument Number 20020716-0085143, Register's Office for Davidson County, Tennessee.

Rebecca Jarvis joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Rodney S. Jarvis.

Rodney S. Jarvis executes this Warranty Deed for and on behalf of himself and Rebecca Jarvis pursuant to a Power of Attorney recorded simultaneously herewith.

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 1424 Sumner Avenue, Nashville, TN 37206
(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 hand this 30th day of April, 2003.

Rodney S. Jarvis

Rebecca Jarvis by Rodney S. Jarvis

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 Rodney S. Jarvis 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 30th day of April, 2003.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rodney S. Jarvis, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Rebecca Jarvis, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Rebecca Jarvis. Witness my hand and Notarial Seal this 30th day of April, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Assciates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212