WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/04 09:07 2pgs
Fees:13.00 Taxes:828.80

20040602-0064206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Meg Flowers
Affiant

SUBSCRIBED, NOTARY SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

KATHY SNIDER NOTARY PUBLIC Exp. 5/28/06 DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah L. Rohde	SunTrust Mortgage, Inc.	Map 131-03
(NAME) 1810 Shackleford Road	(NAME) 201 - 4th Avenue North	Parcel 85
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, Tennessee 37219	
(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, JOHN W. MCKEE, AND WIFE, VALERIE M. MCKEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH L. ROHDE, AND HUSBAND ROBERT HARKNESS HERRING III, 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. 26 on the Plan of Birdhaven of record in Book 1130, page 30, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Legal Description Continued

unimproved ☒

This is improved ☐ property, known as 1810 Shackleford Road, Nashville, TN 37215
(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 1st day of June, 2004.

John W. McKee

John W. McKee

Valerie M. McKee

Valerie M. McKee

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 John W. McKee, and wife, Valerie M. McKee , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to John W. McKee and wife, Valerie M. McKee by deed from James W. Bilyeu, married, of record in Instrument #20020205-0016071, said Register's Office.

This conveyance is subject to 2004 taxes, which have been prorated at closing; all matters shown on the Plat of record in Plat Book 1130, page 30; and any any easements and restrictions of record in the Register's Office for Davidson County, Tennessee.