WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,500.00

Danny Guy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2004.

Delaina D. Davis
Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/24/04 08:15 2pgs
Fees:13.00 Taxes:242.35

20040624-0074753

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Guy & wife, Nicole Guy		75-15-21
(NAME)	(NAME)	
792 Plantation Blvd.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, Veronica Ladon Oliver McKinney and husband, Edward McKinney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Guy and wife, Nicole C. Guy, 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 located in Davidson County, Tennessee, and being lot 31-A on the plan of Zone Lot Division Lots 31,35,36,37, and 38, Meadows of Tulip Grove, Section Two, of record in Book 6250, Page 754, as amended in Book 6250, Page 999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Veronica Ladon Oliver, unmarried, by Deed from George R. Buchanan, and wife Charlotte L. Buchanan, dated 12/23/97, and recorded in Book 10732, Page 754, Register's Office for Davidson County, Tennessee.

Edward McKinney joins in this conveyance to convey any and all marital interest he may have in said property.

Reference to Power of Attorney is hereby made in Instrument No. 20040624-0074752, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 6250, Page 754, and amended in Book 6250, Page 999, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 6250, Page 999, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 833 Netherlands Drive, Hermitage, TN 37076
(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 18th day of June, 2004.

Danny Guy

Edward McKinney by Veronica Ladon McKinney as atty in fact
Edward McKinney

Veronica Ladon Oliver McKinney
Veronica Ladon Oliver McKinney

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Veronica Ladon Oliver McKinney, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of June, 2004.

Commission expires: April 18, 2006

Delaina D. Davis

Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILSON

On this 6/18/2004, before me personally appeared Edward McKinney by Veronica Ladon McKinney as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edward McKinney, and acknowledged that such person executed the same as the free act and deed of Edward McKinney.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of June, 2004.

Commission expires: April 18, 2006

Delaina D. Davis

Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN