WARRANTY DEED

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

~~SIDWELL & BARRETT, P.C.~~
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 07/12/04 13:56 2pgs
Fees:13.00 Taxes:295.63
20040712-0082672

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Lee Cohee	New owner	149-05-0-107
(NAME)	(NAME)	
4912 Barclay Square Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Murrell McKinney, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl Lee Cohee, a single woman**, 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. 127 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, Page 61 and amended by Book 5126, Page 996, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 60.0 feet on the northeasterly margin of Barclay Square Drive and extends back between parallel lines 140.0 feet to a dead line.

Being the same property conveyed to John Murrell McKinney by Quitclaim Deed dated October 24, 1989 from Gloria Faye Clinard (formerly Gloria Faye McKinney) of record in Book 7973, Page 49 and also by deed of record in Book 5161, Page 740, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4912 Barclay Square Drive, Antioch, TN 37013

(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 8th day of July, 2004.

John Murrell McKinney
BY: Steven W. Taylor, Attorney-in-Fact
Steven W Taylor Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of July, 2004, before me personally appeared Steven W. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Murrell McKinney, and who acknowledged that he executed the same as the free act and deed of the said John Murrell McKinney by virtue of that Power of Attorney, duly executed by the said John Murrell McKinney and appearing of record in Instrument No. 20040712-0082671, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 8th day of July, 2004.

My Commission Expires: 5-23-05

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number2406174
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167