WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/05 12:12 2 pg
Fees:13.00 Taxes:491.73

20050308-0025504

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2005.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1585

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory J. Stranieri	SunTrust Mortgage, Inc.	75-9-35
(NAME)	(NAME)	
3922 Plantation Drive	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, Hollace McKinley and wife, Myrna McKinley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory J. Stranieri, 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. 565 on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Page 1 and 2, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hollace McKinley and wife, Myrna McKinley, by Special Warranty Deed dated June 24, 2004, from CitiFinancial Mortgage Company, Inc., as of record in Instrument No. 20040629-0077273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Myrna McKinley, by Hollace McKinley as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050308-0025503, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3922 Plantation 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 23rd day of February, 2005.

Hollace McKinley

Myrna McKinley
by Hollace McKinley
Atty in fact

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 Hollace McKinley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of February, 2005, before me personally appeared Hollace McKinley, the person who executed the foregoing instrument on behalf of Myrna McKinley, and acknowledged that he executed the same as the free act and deed of the said Myrna McKinley, through Power of Attorney granted Hollace McKinley by the said Myrna McKinley.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Deborah K. Devine Notary Public