File No. 250300044

WARRANTY DEED

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/12/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. McFall	SunTrust Mortgage, Inc.	052-16-0-052
(NAME) 404 School Pass	(NAME) 201 Fourth Avenue N	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph J. Tinoco, and Wife, Tamra D. Tinoco**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth W. McFall, and Wife, Teresa L. McFall**, HEREINAFTER CALLED THE GRANTEE(S), 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. 36, on the Plan of Marlin Meadows, Section IV as shown by plat of record in Plat Book 2133, page 66 & 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 36 begins at a point in the westerly margin of School Pass, the common front corner of Lots Nos. 36 & 37; thence southerly 108.78 feet along School Pass to a point, the beginning of a curve; thence 40.69 feet around said curve, having a racius of 27.76 feet, to a point in the northerly margin of Berwick Trail; thence westerly 126.45 feet along Berwick Trail to a point, the common front corner of Lots Nos. 35 and 36; thence northerly 176.8 feet to a point, the common rear corner of Lots Nos. 36 and 37; thence easterly 154 feet to the point of beginning.

Being the same property conveyed to Joseph J. Tinoco, and Wife, Tamra D. Tinoco by deed from Jackie L. Broadrick and wife, Sylvia A. Broadrick of record in Deed Book 10417 Page 979 and recorded on 4/16/1997 at the Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 404 School Pass, Madison, TN 37115
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 03/24/05 09:37 2 pgs
Fees:13.00 Taxes:403.30

20050324-0031978

Witness my/our hand(s) this 22nd day of March, 2005.

Joseph J. Tinoco

Tamra D. Tinoco

STATE OF Missouri

COUNTY OF Taney

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joe Tinoco, and Wife, Tamra Tinoco, 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 Branson Missouri this 3/22/2005.

My Commission Expires: 11-6-2008

Notary Public Connie B. Davis

Connie B. Davis
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
Commission # 04471449

~~Witness my hand at office this 22nd day of March, 2005.~~

~~Commission expires:~~

~~Notary Public~~

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RETURN TO:
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Hendersonville, TN 37075