Return to: Castleman Title, 110 Glancy St., Ste. 112, Goodlettsville, TN 37072

**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

**SEND TAX BILLS TO:**
~~Countrywide Home Loans, Inc.~~
~~P. O. Box 660694~~
~~Dallas, TX 75266-0694~~
**MAP PARCEL NUMBERS--98-5-B43**

Davidson County DEEDWARR
Recvd: 08/10/05 12:05 2 pgs
Fees:13.00 Taxes:895.40
20050810-0094743

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 5th day of August, **2005**, by and between **Jerry McKinney**, married, party of the first part, and **Robert McKinney and Charlotte McKinney, husband and wife**, party of the second part,

**WITNESSETH**: That for and in consideration of **$242,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

**Being all of Lot No. 43 of Baypointe Subdivision, Phase II, according the the plat thereof recorded in Instrument No. 20010608-0060679 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.**

**Being the same property conveyed to Jerry McKinney, married, by deed from Eastland Construction, Inc., dated July 31, 2002, and recorded August 6, 2002, in Instrument number 200208060094432, Register's Office for Davidson County, Tennessee.**

**This improved property is also known as 108 Mueller Court, Hermitage, TN 37076.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing in the Plat of record in Instrument No. 200106210065743; Restrictions of record in Instrument No. 20000510004733 7, 20000720071748 and 200106210065743; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**The above referenced property is not and has never been the primary residence of the Grantor's spouse.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Jerry McKinney

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry McKinney, a married man,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5th day of August **20 05.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$242,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of August, 2005.

my commission expires:

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

PROPERTY ADDRESS:
**108 Mueller Ct**
**Hermitage, TN 37076**

**Name and Address of New Owner**

Robert McKinney
108 Mueller Ct.
Hermitage, TN 37076