BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/24/09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/20/05 15:44 2 pgs
Fees:13.00 Taxes:693.75

20051020-0126877

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben M. Sweeney	SAME	131-01-0-D-023.00CO
(NAME)	(NAME)	
5025 Hillsboro Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37215		
(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, I, **Billy E. McKinney and wife, Gwyneth J. McKinney and Melissa McKinney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben M. Sweeney**, 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. 23 on the Plan of Georgetown Apartments, Apartment 4-C, according to the Master Deed of record Book 5211, page 325, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 4, in the Register's Office of Davidson County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Billy E. McKinney and wife, Gwyneth J. McKinney, and Melissa McKinney as joint tenants with the right of survivorship by Warranty deed from John E. Carney, Sr., of record in Book 9459, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 4; Charter of Georgetown Apartments Homeowner's Association of record in Book 5233, page 459; Master Deed of Georgetown Apartments Homeowner's Association of record in Book 5211, page 325 and Book 5616, page 133; By-Laws of record in Book 5211, page 345; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Road, Nashville, TN 37215
(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 hand this 14th day of October, 2005.

Billy E. McKinney By Melissa G. McKinney his attorney in fact

Billy E. McKinney By Melissa G. McKinney his attorney in fact

Melissa McKinney

Gwyneth J. McKinney By Melissa G. McKinney her attorney in fact

Gwyneth J. McKinney By Melissa G. McKinney her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Melissa McKinney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2005.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Melissa G. McKinney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Billy E. McKinney, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Billy E. McKinney, the within named bargainor by the said Melissa G. McKinney as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2005.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Melissa G. McKinney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Gwyneth J. McKinney, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gwyneth J. McKinney, the within named bargainor by the said Melissa G. McKinney as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2005.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires: