WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,000.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri McKinley	SAME	**96-16-A-44 CO**
(NAME)	(NAME)	
936 SW 131st Avenue		
(ADDRESS)	(ADDRESS)	
Davie, FL 33325		
(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, **Charles E. Webster and wife, Sandra L. Webster and Kirt Bryan Webster, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri McKinley,** 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. 46, on the plan of First Revision, Phase One, Larchwood, Section Two, of record in Book 6200, page 347, Book 6838, page 654, and Book 7046, page 849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Webster and wife, Sandra L. Webster and Kirt Bryan Webster, unmarried by deed from Betty Litchfield Stallons and husband Billy M. Stallons of record in Instrument No. 20010129-0008842 Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restriction of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **503 Lakebrink Court, Nashville, TN 37214**

(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 29 day of December, 2005

Kirt Bryan Webster

Charles Webster
by Kirt Bryan Webster, Atty in fact
Charles E. Webster
By: Kirt Bryan Webster, Attorney in Fact

Sandra L. Webster
by Kirt Bryan Webster, Atty in fact
Sandra L. Webster
By: Kirt Bryan Webster, Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/11/06 13:43 2 pgs
Fees:13.00 Taxes:410.70

20060111-0004361

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 Kirt Bryan Webster, the bargainor, 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 29 day of December, 2005

SHANNON PRUDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JULY 21, 2007

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kirt Bryan Webster with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Charles E. Webster and wife, Sandra L. Webster and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of December, 2005

SHANNON PRUDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JULY 21, 2007

Commission expires:

Notary Public