File Box 14A
File No. 19518-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 08:27 2 pg
Fees:13.00 Taxes:814.00
20060221-0019660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO., TENN. MY COMMISSION EXPIRES 09-03-07

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Co., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. McKinney	COUNTRYWIDE HOME LOANS	Map 172-3-B
(NAME)	(NAME)	
5845 Woodlands Avenue	P. O. Box 6606694	Parcel 85
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	DALLAS, TX 75266-0694	
(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, Estate of Suzanne Sherrod, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian L. McKinney, an unmarried man, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5845 Woodlands Avenue, Nashville, TN 37211

(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 17th day of February, 2006.

Estate of Suzanne Sherrod

By:

Dianne Papai, executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of February, 2006, before me, personally appeared Diane Papai, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2006.

Commission expires:

Notary Public

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO., TENN. MY COMMISSION EXPIRES 09-03-07

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 85, on the plan of The Woodlands, Phase 2, as of record at Book 6900, page 635, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said Lot.

BEING THE SAME PROPERTY conveyed to Suzanne Sherrod, unmarried, by Deed from James F. Fraley and wife, Juanita C. Fraley, of record in Book 10424, page 397, dated April 21, 1997, Register's Office for Davidson County, Tennessee. The said Suzanne Sherrod having since died, the property has been divested to Dianne Papai, as to an undivided fifty percent (50%) interest and Terri Ann Cook as to an undivided fifty percent (50%) interest of record in Bill Book Instrument No. 6034, Page 2069318 and Probate No. 05P.1529, Probate Court Clerk's Office for Davidson County, Tennessee. Pursuant to said will, Dianne Papai is authorized, as Executrix, to execute all conveyances necessary to effectuate this sale.

THIS CONVEYANCE IS SUBJECT TO Declaration of Covenants, Conditions and Restrictions, of record in Book 7334, Page 109, Book 7408, Page 250 and amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and re-recorded in Book 8643, Page 675, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.