# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/06 12:51 2 pgs
Fees:13.00 Taxes:540.20

20060627-0076741

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

State of Tennessee )
County of Davidson )

FILE BOX 19B
06-06-002-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of June, 2006

Notary Public

My Commission Expires: 1-26-09

SHAWN POWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **G. GLENN EVANS, AND WIFE PATRICIA K. EVANS** | WASHINGTON MUTUAL | 75-8 |
| (NAME) 673 Dutchmans Drive | (NAME) 2210 Enterprise Drive | 212.00 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Florence, SC 29501 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DOUGLAS M. McKEE and HAROLD E. McKEE and MELANIE A. BENNETT and LESTA P. KEMP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **G. GLENN EVANS, AND WIFE PATRICIA K. EVANS**, 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:

LAND in Davidson County, Tennessee being Lot No. 29, Hunters Hill Subdivision, of record in Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to EVELYN L. McKEE, UNMARRIED, by Deed from JOHN DAVID RUSH AND WIFE, PATTY ANN RUSH, of record in Book 9188, Page 837, Register's Office for Davidson County, Tennessee. EVELYN L. McKEE died testate on December 7, 2005, and devised said property to DOUGLAS MARK McKEE, HAROLD ELWOOD McKEE, MELANIE ANN BENNET (FKA MELANIE ANN RONEY) AND LESTA KEMP (FKA LESTA PAULETTE FRYE), EACH A ONE FOURTH UNDIVIDED INTEREST, by will of record in Docket No. 06P-10, Seventh Circuit (Probate) Court of Davidson County , Tennesse. (Will does not give executor the authority to convey said property without joinder of devises)

MELANIE ANN BENNETT and MELANIE ANN RONEY are one and the same person.

LESTA KEMP and LESTA PAULETTE FRYE are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **HAROLD E. McKEE** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2006, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

20060627-0076738

THIS instrument is being executed in behalf of **MELANIE A. BENNETT** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2006, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

20060627-0076739

THIS instrument is being executed in behalf of **LESTA P. KEMP** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2006, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

20060627-0076740

Not now nor ever has been the principle place of residence for the grantor(s).

BEING unimproved ☐
Improved ☒ property known as: 673 Dutchmans Drive, Hermitage, TN, 37076.

(House Number)(Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 21st day of June, 2006

DOUGLAS M. McKEE, Individually and as Administrator, c.t.a. of the Estate of Evelyn Long McKee, deceased.

HAROLD E. McKEE
by: DOUGLAS M. McKEE, ATTORNEY-IN-FACT

MELANIE A. BENNETT
by: DOUGLAS M. McKEE, ATTORNEY-IN-FACT

LESTA P. KEMP
by: DOUGLAS M. McKEE, ATTORNEY-IN-FACT

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 DOUGLAS M. McKEE, the bargainor(s), Individually and as Administrator, c.t.a. of the Estate of Evelyn Long McKee, deceased, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of June, 2006, before me personally appeared DOUGLAS M. McKEE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HAROLD E. McKEE, and acknowledged that he executed the same as the free act and deed of the said HAROLD E. McKEE.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of June, 2006, before me personally appeared DOUGLAS M. McKEE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MELANIE A. BENNETT, and acknowledged that he executed the same as the free act and deed of the said MELANIE A. BENNETT.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of June, 2006, before me personally appeared DOUGLAS M. McKEE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of LESTA P. KEMP, and acknowledged that he executed the same as the free act and deed of the said LESTA P. KEMP.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.