WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/06 10:39 2 pgs
Fees:13.00 Taxes:549.45

20061009-0125061

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Kristy Ritchie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2006.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Ritchie	Professional Mortgage Group	Map 161-14-B
(NAME) 244 Highland Villa Drive	(NAME) 222 Robert Rose Dr.	Parcel 244
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro TN 37129	
(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, **KIMBERLY H. HOBSON MCKINNEY AND HUSBAND PATRICK M. MCKINNEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTY RITCHIE*,** 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:

*a single woman

A certain condominium apartment in Davidson County, Tennessee, described as Unit 244, Highland Villa, a Condominium, a Horizontal Property Regime located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the Plat of Highland Villa, of record in Plat Book 6200, page 473 and as Exhibit "B" to the Master Deed of record in Book 7278, page 312, Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and Book 10871, page 232, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Kimberly H. Hobson by deed from Maria Renee Odom, an unmarried person, of record in Instrument #20020626-0076809, said Register's Office. Kimberly H. Hobson has since married and is now known as Kimberly H. Hobson McKinney. Patrick M. McKinney joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6200, page 473, said Register's Office; and (c) Master Deed and Bylaws of record in Book 7278, page 312, Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271, Book 10871, page 232 and in Instrument #20021118-0142476, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 244 Highland Villa Drive, Nashville, Tennessee 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 our hands this 26 day of September, 2006.

Kimberly H. Hobson McKinney

Kimberly H. Hobson McKinney

Patrick M. McKinney

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly H. Hobson McKinney, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ft. Worth, Texas this 26 day of September, 2006.

Commission expires: April 21, 2009

(seal)

Alicia D. Cagle
Notary Public

ALICIA D. [illegible]
Notary Public
State of Texas
My Commission Expires
April 21, 2009

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick M. McKinney, 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 Ft. Worth, Texas this 26 day of September, 2006.

Commission expires: April 21, 2009

(seal)

Alicia D. Cagle
Notary Public

ALICIA D. [illegible]
Notary Public
State of Texas
My Commission Expires
April 21, 2009