WARRANTY DEED

STATE OF TENNESSEE ~~ROBERTSON~~ Davidson
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-8-11

(AFFIX SEAL)

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 03/27/07 11:00 2 pgs
Fees:13.00 Taxes:477.30

20070327-0036494

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. McCoy	America's Wholesale Lender	
(NAME)	(NAME)	
306 Gates Road	750 Old Hickory Blvd.	03405002100
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2606	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070592

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, William Landers, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher L. McCoy and wife, Melissa McCoy**, hereinafter called the GRANTEE, **his/her** 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 306 Gates Road, Goodlettsville, TN 37072-2606

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of March, 2007.

William Landers

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within William Landers, a single person, the bargainor(s), with ~~whom I am~~ personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William Landers, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2007.

Commission expires: 2-8-11

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Gateway, Section 1, as of record in Book 3300, page 47-52, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 76 feet on the easterly side of Gates Road and runs back 193.8 feet on the northerly line and 157 feet on the southerly line, to a rear line, measuring 85 feet.

BEING all of the same property conveyed to William Landers, a single person by Warranty Deed from Modine M. Billingsley, a single person, dated February 24, 2003 of record in Instrument No. 20030303-0027162, Register's Office for Davidson County, Tennessee.