(2)

Davidson County DEEDWARR
Recvd: 07/30/08 10:57 2 pg
Fees:13.00 Taxes:495.80

20080730-0077881

WARRANTY DEED

B-CBB-08-4852

NOV. 14, 2009

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Dickson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Sherry Smallwood
Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Jarvis	Magna Bank	
4852 Shshone Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		65-13-69.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS MCKEE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CODY JARVIS AND WIFE, RONI LYNNE JARVIS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 496 ON THE PLAN OF SHERWOOD FOREST, SECTION FIVE, AS OF RECORD IN BOOK 4660, PAGE 190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 496 FRONTS 80 FEET ON THE WESTERLY MARGIN OF SHSHONE DRIVE AND RUNS BACK BETWEEN LINES 165.45 FEET ON THE NORTHERLY LINE AND 179.74 FEET ON THE SOUTHERLY LINE TO A LINE AT THE REAR MEASURING 103.38 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS MCKEE AND WIFE, KIMBERLY MCKEE BY WARRANTY DEED FROM JOHN K. DULLAERT AND WIFE, M. KRISTIN DIEKMEYER, RECORDED ON THE 3RD DAY OF DECEMBER, 1998 IN BOOK 11234, PAGE 611, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS MCKEE BY QUITCLAIM DEED FROM KIMBERLY MCKEE ON MARCH 20TH 2007 AS OF RECORD IN INSTRUMENT NO. 20080730007788O, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RACHEL MCKEE JOINS TO CONVEY ANY AND ALL MARITAL INTEREST SHE HAS IN THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4660, PAGE 190; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4990, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4852 Shshone Drive, Old Hickory, Tennessee 37138
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of July, 2008.

Douglas McKee

Rachel McKee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas McKee and Rachel McKee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of July, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903