Davidson County DEEDWARR
Recvd: 08/07/08 08:44 2 pgs
Fees:13.00 Taxes:623.08

20080807-0081291

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,400.00

Affiant

Subscribed and sworn to before me on this 31st day of July, 2008

Notary Public

MY COMMISSION EXPIRES: July 24, 2011

WILLIAM G. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 24, 2011

This Instrument Was Prepared By:
**W.G. WEAVER TITLE AND ESCROW**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica P Kilby | SunTrust Mortgage, Inc. | |
| (NAME) | (NAME) | |
| 2815 Barclay Drive | 401 Commerce St., Ste. 6100 | Map and Parcel 094-03-033 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael A McKinney Sr. and wife, Jackie L. McKinney, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jessica P Kilby and husband, Patrick C Kilby, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 216 on the Plan of Fortland Park, Secion I, as of record in Book 2663, Page 61, amended in Book 2799, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A McKinney by Quitclaim Deed from Martha S. McKinney, pursuant to a divorce action in the Fourth Circuit Court for Davidson County, Tennessee, or record in Book 11309, Page 416, and re-recorded in Book 11737, Page 222, Register'r Office for Davidson County, Tennessee.

Futhermore being the same property conveyed to Michael A. McKinney and wife, Martha S. McKinney, by Warranty Deed dated July 27, 1993, of record in Book 9028, Page 758, Register's Office for Davidson County, Tennessee.

This is improved property known as 2815 Barclay Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2008.

Michael A McKinney Sr.

Jackie L. McKinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, William G. Weaver II, a Notary Public of the County and State aforementioned, do hereby certify that Michael A McKinney Sr. and Jackie L. McKinney personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 7/24/2010

