07

Realty Title

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

BILL GARRETT, Davidson County
Trans:T20090019058 DEEDWARR
Recvd: 03/23/09 13:45 2 pgs
Fees:13.00 Taxes:881.71

20090323-0025944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$238,301.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica McKinney	**Magna Bank**	**82-8-326**
(NAME) **944 West Eastland Avenue**	(NAME) P. O. Box 17257	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Memphis, TN 38187-0257**	
(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, **John Gargaro and Angie Gargaro, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica McKinney, and Darryl N. McKinney, wife and husband,** 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:

Being Lot No. 5 of Block G on the plan of Eastwood Addition, of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to John Gargaro and Angie Gargaro, husband and wife by deed from Pamela McBee, unmarried of record in Instrument No. 20080609-0058791, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **944 West Eastland Avenue, Nashville, TN 37206**
(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 **23rd day of March, 2009.**

John Gargaro

Angie Gargaro

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **John Gargaro and wife, Angie Gargaro** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose there in contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2009.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067