(1)

WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 4-10-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary J. Stewart	FRANKLIN AMERICAN MORT.	064-04-0-066.00
(NAME)	(NAME)	
4649 Woodside Drive	501 CORPORATE CENTRE DR.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	FRANKLIN TN 37067	
(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, Hollace McKinley and wife, Myrna McKinley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zachary J. Stewart, 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. 59, on The Plan of Woodside Subdivision, Section 11, of record in Book 5200, Page 98 and Book 16, Page 147, Register's Office for Davidson and Wilson Counties, Tennessee to which references are hereby made for am ore complete description of said lot.

Being the same property conveyed to Hollace McKinley and Myrna McKinley, by Substitute Trustee's Deed dated April 3, 2009 from Robert J. Notestine of record in Instrument No. 20090423-0036977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4649 Woodside Drive, Old Hickory, TN 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 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.

BILL GARRETT, Davidson County
Trans: T20090048557 DEEDWARR
Recvd: 07/20/09 08:22 2 pgs
Fees: 13.00 Taxes: 536.50
20090720-0067442

Witness our hands this 15th day of July, 2009.

Hollace McKinley

Myrna McKinley

STATE OF TENNESSEE

COUNTY OF Wilson

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

Witness my hand and official seal at Mt Juliet, Tennessee this 15th day of July, 2009.

Commission expires:

1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public