WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090060358 DEEDWARR
Recvd: 09/02/09 13:32 2 pgs
Fees: 13.00 Taxes: 358.90
20090902-0082536

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-23-09
(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mondricus L. McKinley	NEW OWNER	Map & Parcel 05216009700
(NAME)	(NAME)	
817 Marlin Pass		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Frankie A. Matthews, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mondricus L. McKinley and wife, Jessica McKinley, 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Marlin Meadows Subdivision, Section 4,as of record in Book 2133, Page 66, Register's Office for said County.

Beginning at a point in the northerly margin of Evergreen Trail at the common corner of Lots Nos. 44 and 45; thence with the line between said lots 160 feet to a point; thence easterly 125.1 feet to a point in the margin of Marlin Pass; thence with the margin of same southerly 135 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to a point in the margin of Evergreen Trail; thence with the margin of same westerly 100 feet to the point of beginning.

Being the same property conveyed to Frankie A. Matthews by deed from Douglas M. Moseley and Carolyn Parker of record in Instrument Number 20081203-0117107, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 2133, Page 66, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 817 Marlin Pass, Madison, TN 37115

(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 my hand this 31st day of August, 2009.

Frankie A. Matthews

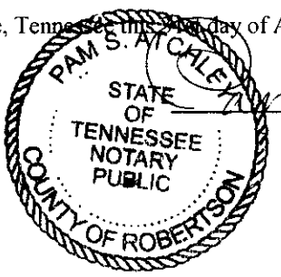
STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal at White House, Tennessee, this 20th day of August, 2009.

Commission expires: 7/29/13



Notary Public