WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100006480 DEEDWARR
Recvd: 02/02/10 13:43 2 pgs
Fees:13.00 Taxes:1165.50
20100202-0008336

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Patrick McKennon	Same as new owner	158-03-0-013.00
(NAME)	(NAME)	
6132 Montcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	,	
(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, Terry Morris Mills, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Patrick McKennon and wife, Kathryn C. McKennon, 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(s) 62, as shown on the map entitled the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 & 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TERRY MORRIS MILLS AND WIFE, MELISSA HOOPER MILLS, by deed from H. CARL COMPTON AND WIFE, NADINE L. COMPTON, of record in Book 8362, page 676, dated May 29, 1991, said Register's Office. Being further conveyed to TERRY MORRIS MILLS, by Quitclaim Deed from MELISSA HOOPER MILLS, of record in Book 9012, page 75, dated July 12, 1993, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 & 62, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6128 Montcrest Drive, Nashville, TN 37215
(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 29th day of January, 2010.

Terry Morris Mills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Morris Mills, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 29th day of January, 2010

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/20/10