File No. 291000571

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100008871 DEEDWARR
Recvd: 02/12/10 12:35 2 pgs
Fees: 13.00 Taxes: 360.75
20100212-0011314

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~June 5, 2012.~~ 12-3-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Martha S. McKinney	First Community Mortgage, Inc.	05014026400
(NAME)	(NAME)	
3214 Moorewood Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; We,

Lawrence E. Simpson and wife, Marlita L. Simpson,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Martha S. McKinney, an unmarried woman,

hereinafter called the grantee(s), Her 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 all of Lot No. 220, on the plan of Parkwood Estates, Section Two, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lawrence E. Simpson and wife, Marlita L. Simpson by deed from US Bank, N.A., of record in Instrument 20070427-0050455 on March 28, 2007 and filed for record on April 27, 2007, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to: (1)Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) All matters as set forth per Plat Book 3300, Page 5, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

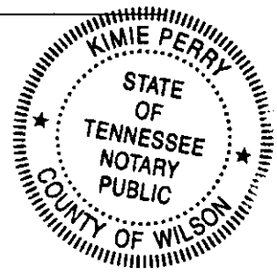
This is improved ☒ property, known as 3214 Moorewood Drive, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 3rd day of February, 2010.

Lawrence E. Simpson

Marlita L. Simpson



STATE OF TENNESSEE

COUNTY OF WILSON

Witness my hand at office this 3rd day of February, 2010.

Commission expires: June 5, 2012

Kimie Perry Notary Public

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lawrence E. Simpson and Marlita L. Simpson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122