228343

Box 14A

WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20100069306 DEEDWARR
Recvd: 11/02/10 08:53 2 pgs
Fees:13.00 Taxes:962.00
20101102-0087565

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2020.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers.
Terrance Lumpkin **Shannon Lumpkin**	**NEW OWNER**	**Map 043-05, Parcel 170**
620 N. Gallatin Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles R. McCoy and wife, Patricia M. McCoy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terrance Lumpkin and wife, Shannon Lumpkin

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 part of Lot Nos. 4 and 5, Block B, on the Plan of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 4 and 5 front together 108 feet on the easterly margin of Gallatin Road and extend back between parallel lines along the northerly margin of Wiley Street, 140 feet to a dean line, the measurement from Gallatin Road shall be as widened.

BEING the same property conveyed to Charles Ray McCoy and wife, Susan E. McCoy, by Deed from Jim Sisco and wife, Charlene Sisco of record in Book 4911, page 852, Register's Office for Davidson County, Tennessee. The said Charles Ray McCoy and wife, Susan Elizabeth Bennett McCoy having since divorced by Final Decree of record in Docket No. 86D-2004, Curcuit Court for said County. The property was further conveyed by Quitclaim Deed to Charles Ray McCoy from Seth Norman, Trustee, of record in Book 7107, Page 200, said Register's Office. The said Charles Ray McCoy further conveyed to Patricia M. McCoy, a fifty percent (50%) undivided inteerest as a tenant in common by Quitclaim Deed of record in Instrument No. 20081015-0103959, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 996, Page 19, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **620 N. Gallatin Road, Madison, TN 37115**

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 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/our hand(s) this **27th** day of **October, 2020.**

Charles R. McCoy

Patricia M. McCoy

Patricia M. McCoy

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Charles R. McCoy and Patricia M. McCoy,** the within named sellers, 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 Nashville, Tennessee, this **27th** day of **October, 2020.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.